



CITY OF OROVILLE



HOUSING ELEMENT OF THE GENERAL PLAN



2003-2008



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**CITY OF OROVILLE
FINAL REVIEW DRAFT
HOUSING ELEMENT OF THE GENERAL PLAN**

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- 2 - List of Data Sources*
- 3 - List of Subsidized Housing*
- 4 - List of Organizational Preservation Resources*
- 5 - Vacant Land Site Map*
- 6 - List of Proposition 46 Housing Programs*
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SECTION 1

INTRODUCTION TO THE HOUSING ELEMENT

The Housing Element is an integral component of the City's General Plan. It addresses existing and future housing needs of all types for persons of all economic groups in the City. The Housing Element is a tool for use by citizens and public officials in understanding and meeting the housing needs in Oroville.

The State Legislature has mandated that a housing element be included in every General Plan since 1969. The housing element is one of the seven required elements. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements for a housing element and encourages the provision of affordable and decent housing in all communities to meet Statewide goals. Specifically, Section 65580 states the housing element shall consist of ". . . *an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing.*" The housing element must also contain a five-year housing plan with quantified objectives for the implementation of the goals and objectives described in the housing element. The contents of the housing element must be consistent with the other elements of the General Plan.

Meeting the housing needs established by the State of California is an important goal for the City of Oroville. As the population of the State continues to grow and scarce resources decline, it becomes more difficult for local agencies to create adequate housing opportunities while maintaining a high standard of living for all citizens in the community. State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. This recognition of limitations is critical, especially during this period of financial uncertainties in both the public and private sectors.

Section 65583(b)(2) states, "*It is recognized that the total housing needs. . . may exceed available resources and the community's ability to satisfy this need. . . Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period.*"

This Housing Element (2003-2008) was created in compliance with State law pertaining to Housing Elements and received a letter indicating substantial compliance from the California Department of Housing and Community Development on February 26, 2004.

1.1 PURPOSE

The State of California has declared that *"the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order."* The State mandates that local governments and the private sector make an effort to provide a diversity of housing opportunity and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic and environmental factors and community goals within the general plan.

This Housing Element examines the City's current and future housing needs. It sets forth statements of community goals, objectives, and policies concerning housing needs, and it includes a housing program that responds to current and future needs within the limitations posed by available resources. It identifies policies and programs which can be adopted and implemented to encourage an adequate housing supply for all economic groups. It is comprehensive in its subject matter, is future oriented, and is directed at the achievement of community goals.

Further, State Housing Element law requires *"An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs."* The law requires:

- An analysis of population and employment trends
- An analysis of the City's fair share of the regional housing needs
- An analysis of households characteristics
- An inventory of land suitable for residential development
- An analysis of the governmental and non-governmental constraints on the improvement, maintenance and development of housing
- An analysis of special housing needs
- An analysis of opportunities for energy conservation
- An analysis of publicly-assisted housing developments that may convert to non-assisted housing developments

1.2 ORGANIZATION

Oroville's Housing Element is organized into four primary sections:

- **Introduction to the Housing Element:** This section describes the purpose of the Housing Element and its relationship to the General Plan. It also describes public outreach efforts, and provides an evaluation of the effectiveness of the City's Housing Element for the previous planning period.
- **Summary of Existing Conditions:** This section includes an inventory of resources, housing cost and affordability, at-risk units, suitable lands, and a section discussing constraints, efforts and opportunities.
- **Housing Needs, Issues/Trends:** This section includes a discussion of State issues and policies, regional housing policies, and Oroville's Regional Housing Needs Assessment (RHNA) and housing issues.

- **Housing Program:** This section identifies housing goals, policies and objectives. Funding sources are identified and schedules for implementation are set forth. In addition, a quantified objectives summary is provided.

1.3 RELATIONSHIP TO OTHER ELEMENTS

State Law requires that *"...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies..."* The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City.

The City of Oroville's current Housing Element was adopted in 1993. At the time of the adoption, all Elements of the City's General Plan were consistent. However the City adopted a comprehensive revision of all other Elements of the General Plan in October 1995, and without realizing it, the City created inconsistencies between the Land Use and Housing Elements at that time. The newly adopted General Plan Diagram was also inconsistent with the City's existing Zoning Map. With adoption of this new Housing Element, all elements of Oroville's General Plan will once again be consistent with one another. Within the next two years, the City of Oroville will be taking steps to once again achieve consistency between its Zoning Map and General Plan Diagram. In the interim the City will evaluate each proposed General Plan amendment for its impact on the goals, policies, and programs identified in this Housing Element. The City will also prepare an annual report to the State Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR), reporting on progress made toward achieving Housing Element goals and the impacts of any General Plan amendments which may have been adopted over the previous year (as a charter city, the City of Oroville is exempt from the State's requirement to prepare such a report).

1.4 CITIZEN PARTICIPATION

The City of Oroville has made diligent efforts to solicit public participation. This Housing Element was developed through the combined efforts of City staff, the City's Planning Commission and City Council, and the City's consultant. Citizen input was solicited through personal contacts by telephone, and through public meetings conducted by the Planning Commission and City Council during a noticed 30-day public review period.

A large notice for the public meetings and the 30-day review period was published in a local newspaper and it was prominently posted at City Hall. The notice informed readers that copies of the Public Review Draft were available at City Hall and at the local public library. A copy of the notice and the Public Review Draft was sent to all agencies and organizations listed in Attachment 1, as well as to Butte County Development Services, the non-profit Community Housing Improvement Program, and the Enterprise Rancheria. Notice was also placed on the City's web site (www.cityoforoville.org). At the time of the public meeting, the local newspaper ran a prominent front page story about the Public Review Draft's housing plan, with a large picture of a house under construction.

The City did not receive any comments from the public about the Public Review Draft Housing Element.

1.5 REVIEW OF PREVIOUS ELEMENT

State law requires the City of Oroville to review its Housing Element in order to evaluate:

- "The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal."
- "The effectiveness of the Housing Element in attainment of the community's housing goals and objectives."
- "The progress of the city, county, or city and county in implementation of the Housing Element."

The remainder of this section fulfills this State requirement.

1.5.a. Appropriateness

The State periodically establishes an overall goal for construction of new housing units and makes an assignment of gross allocations of housing unit goals to regional governments, which in turn allocate the housing unit goals to counties and cities. The document produced by regional governments is the "Regional Housing Needs Assessment" (RHNA). In 1992, the Butte County Association of Governments (BCAG) prepared a RHNA for Butte County that covered the time period from mid-1991 through mid-1997 (although the time period is generally referred to as being from 1992 through 1997). Since the State did not establish new housing goals for the period of time between 1998 and 2000, the 1992 RHNA remained in effect through the end of 2000. Even though the title of this Housing Element specifies the dates "2003 - 2008," it will actually cover the needs and accomplishments for the period 2001 through 2008.

Table 1
Butte County Association of Governments'
RHNA Achievement Levels by City (1992-2000)

City	RHNA Goal	Actual Construction	Level of Achievement
Biggs	88	0	00%
Chico	4,161	3,301	79%
Gridley	277	135	49%
Oroville	1,158	387*	33%
Paradise	1,350	604	45%
Unincorporated	5,131	2,816	55%
Butte County	12,165	7,243	60%

* A survey of the City of Oroville building permits for the 1992-2000 period was undertaken for purposes of determining how many units were affordable to each income group. The survey indicated that there were actually 521 final permits issued for new units during the previous Housing Element period. It appears there were gaps in the number of permits reported by the City, evidently because both the City and the State modified how the information was reported in the mid-1990s. The more accurate data obtained from the building permit survey will be used in subsequent tables.

Source: BCAG 1992 RHNA, 2003 RHNA Tables 32 and 33

The "Actual Construction" figures in Table 1 are taken from BCAG's 2003 RHNA, which uses the Construction Industry Research Board as a source for all jurisdictions except Biggs and Gridley. The figures for the City of Oroville are consistent with the City's annual reports to the Department of Finance (DOF) for the same period. These numbers indicate that none of the jurisdictions achieved construction of the new housing units allocated in BCAG's 1992 RHNA. The numbers also indicate that the level of achievement for the unincorporated area was greater than the level achieved by any city in the County except for the City of Chico. It should be noted that in 1990 and 1991, the number of new homes constructed in Chico (multifamily) and in the unincorporated area (single family) was significantly greater than in any of the years that followed.

1.5.b. Effectiveness

The policies and procedures found in the City of Oroville's 1993 Housing Element met all the requirements and guidelines of that period of time. An evaluation of the effectiveness of the policies and procedures has to be considered in light of the fact that the City of Oroville never really benefited from the strong economy of the early 1990's and, like most of Butte County, the City continues to be affected by the economic recession of the mid-1990s. The economy in Oroville remains flat, there is minimal population growth (less than one percent a year), and until recently there has not been any interest on the part of the housing development industry to build in Oroville.

City building permit records have been used to determine how much total housing was actually constructed within the planning period and to establish for which income group the housing was constructed. The records are based on the date the permit was issued and the totals do not correspond to the annual growth information provided in reports to the State Department of Finance, which means the totals based upon City building permits differ from the totals described in Table 1, above. It appears there were gaps in the number of permits reported by the City, evidently because both the City and the State modified how the information was reported over the years.

According to City records for the period July 1, 1991 through December 31, 2000, there were 521 housing units constructed in the City of Oroville. This is about 45 percent of the actual RHNA goal for that period (see Table 2), but 85 percent of the Quantified Objective of 616 new units adopted by the City for the that Housing Element period (see Table 3).

The RHNA goal for units for very-low income households was almost met (228 units of 245 units) with construction of a 156-unit apartment complex, new units developed by the Housing Authority of Butte County, and single-family homes developed by the Community Housing Improvement Program (CHIP), a housing non-profit. Only 46 of the RHNA-proposed 172 new units affordable to low-income households were developed over the Housing Element period. All were single-family homes developed by CHIP. Eighty-seven percent of the RHNA goal for moderate-income housing and 9 percent of the RHNA goal for above-moderate housing was met (see Table 2).

Table 2
City of Oroville's
Estimate of RHNA Achievement Levels (1992-2000)

Income Groups	1992 - 1997 RHNA Goal	1992 – 2000 Actual New Construction	Percent of Goal Achieved
Very Low	245	228 *	93.1%
Low	172	46	26.7%
Moderate	230	201	87.4%
Above Moderate	511	46	8.8%
TOTAL	1,158	521	45.0%

* The Housing Authority of Butte County constructed 70 units during this period, all of which are for the benefit of very low income households (Gary Sannar, personal communication 9/18/03). Also, a 156-unit apartment complex reserved for very low income households was constructed with tax credit allocations during the planning period.
Source: 1992 BCAG RHNA; City Building Department records

Although the RHNA prepared by BCAG for the 1992 – 1997 planning period allocated 1,158 housing units to the City of Oroville, the City determined it was unlikely that many units would be constructed within the planning period, and adopted Quantified Objectives for construction of 616 new units. The effectiveness of the City in meeting its Quantified Objectives by income group is illustrated in Table 3, below.

Table 3
Estimate of Achievement Levels for
Quantified Objectives by Income Group (1992-2000)

	1992 - 1997 Element Goal ¹	1992-2000 Achieved	Percent of Goal
New Construction – all	616	521 ³	85%
Very Low Income	70	228 ³	326%
Low Income	156	46 ³	29%
Moderate Income	150	201 ³	134%
Above Moderate Income	240	46 ³	19%
Rehabilitation	125	157	125.6%
Conservation ²	1,010	1,948 ⁴	192.9%

¹ From Table 41 of the Housing Element adopted June, 1993
² Includes 541 Section 8 certificates and vouchers.
³ See Table 2, above.
⁴ The total represents 102 at-risk units preserved and 1,846 vouchers of which about 650 are in Oroville City.
Source: 1992 BCAG RHNA, June 1993 Housing Element, HOME Annual Performance Reports, CDBG Grantee Reports, Redevelopment Agency Annual Reports, Building Department Records, Housing Authority of Butte County

The information in Table 3 indicates the City exceeded the goal for housing rehabilitation using both CDBG and Redevelopment Agency LMI funds. A housing condition survey completed in September 2001 indicated that 58 percent of the housing units in Oroville were in "sound" condition. Only 59 units were determined to be "dilapidated," which means that the cost to

repair the units would exceed the cost to replace the unit. The survey indicated that the remaining housing units require some level of repair. Additional information from the survey is reported in Section 2.2 of this document.

1.5.c. Progress

The City of Oroville's progress in implementing the Housing Element for 1992-2000 is described in Table 4.

TABLE 4
1992 - 2000 City of Oroville
Progress in Meeting Housing Element Objectives

Objective	Accomplishments
A.2(a) Adequate sites for 1,158 units: 245 very low, 172 low, 230 moderate, and 511 above moderate units	The City was not proactive in zoning for the additional units, but had a policy of zoning when needed. The development industry constructed 521 units over the reporting period: 228 very low, 46 low, 201 moderate, and 46 above moderate units. The City met 45 percent of RHNA goals and 85 percent of its Quantified Objectives (see Tables 2 and 3).
A.2(b) Utilize zoning and development standards to ensure housing variety and density	Oroville has modified the zoning ordinance to conform to State codes including permitting mobile homes on single family residential sites, provided that the mobile homes are no older than ten years old when placed on site. Zoning regulations were revised to eliminate the inconsistencies between the subdivision and zoning regulations that had created confusion.
A.2(c) Provide adequate services and facilities to new housing.	Redevelopment Agency LMI funds have been used to assist developers of affordable housing such as Boulder Creek Apartments.
A(3)(a) Use General Plan and zoning to ensure adequate sites for all types of housing	Both the General Plan and the zoning regulations are a work in progress. While the General Plan Diagram and the Zoning Map are not consistent, the City is committed to correcting that through a goal in this Element (see Program 2-1-1C).
A(3)(b) Employ a range of densities to provide housing for all segments	In 1995, the City amended the General Plan to reduce the range of allowable residential densities to 2 du/ac for "low density," 6 du/ac for "medium density," and a maximum of 20 du/ac for "high density." The City is committed through a goal in this Element to (1) adopt a density bonus program, and (2) establish a new General Plan residential density of around 12 du/ac (see Programs 2-1-1A and 2-1-1B).

Table 4, continued
Objective

Accomplishments

A(3)(d) Buffer incompatible uses	The City's adopted development standards require buffers such as fencing and landscaping between non-residential uses (both commercial and industrial) and residential uses.
A(3)(e) Promote more intensive use of underutilized land, particularly within walking distance of downtown	The City Redevelopment Agency has an on-going program to identify underutilized and blighted parcels in the vicinity of downtown and offer the owners assistance to reconstruct housing. The Agency also tries to tie single-family home construction on those lots to the City's HOME First Time Homebuyer Program.
A(3)(f) Encourage mixed-use in downtown	The City has adopted a Residential-Professional Zone for much of the downtown area. This zone encourages both multifamily and single-family residential uses mixed with professional offices.
A(3)(g) Require adequate public services as a condition of residential use approval	The City requires that adequate public services be in place prior to approval. However, the City has experienced very little development of single-family housing over the last Housing Element period.
A(3)(h) Direct lower income housing to sites that are convenient to schools, shopping, employment, transportation and services. That are not environmentally impacted. And are outside areas of concentrated lower income housing	Sites designated by the General Plan for high density housing are generally located near schools, shopping, employment and transportation corridors. Many areas in Oroville have construction problems that include cobbled soils, vernal pools, or foothill riparian corridors and oak woodlands. As a result, many apartment complexes are located in the Thermalito area that is east of State Route 70, because it is one area that does not have similar environmental problems.
A(3)(i) Investigate adaptive use of vacant commercial structures.	During this last Housing Element period the City approved the conversion of the Oroville Inn to residential uses, and amended zoning regulations to permit other "stand alone" residential uses in the downtown area.
B(2)(a) Rehabilitate 125 units over five years	The City assisted in the rehabilitation of 157 units over the last five years (see Table 3).
B(2)(b) Promote maintenance of sound housing	The City's housing rehabilitation program includes assistance with minor improvements such as painting and minor clean-up.
B(2)(c) Protect historically, architecturally significant structures/neighborhoods	The City adopted regulations that provide some non-discretionary protection for historic structures: if the structure is over 50 years old, and the owner does not want to rehabilitate it, the owner must first offer to give it away to someone who is willing to relocate and preserve it.
B(2)(d) Support beautification and improvement programs	Oroville has an active street tree planting program. It also has a public improvement program for compliance with ADA requirements (upgrades to sidewalks, etc).

Table 4, continued
Objective

Accomplishments

B(3)(a) Continue to offer financial assistance for housing rehab.	The City uses CDBG and LMI funds for housing rehabilitation and will continue to do so for the foreseeable future. See B(2)(a) above.
B(3)(b) Use rehab funds to alleviate overcrowding	The City's rehabilitation program permits room additions, or reconstructions to alleviate over-crowding.
B(3)(c) Monitor housing conditions	In 2001 the City received a CDBG Planning/Technical Assistance grant to update the housing condition survey that is reported in this document.
B(3)(d) Promote removal of dilapidated units	The City's Redevelopment Agency has a program to purchase and replace dilapidated units and sell them through the City's First Time Homebuyer Program.
B(3)(e)	Same as B(2)(b) above
B(3)(f) Enforce housing codes	The City responds to all complaints regarding housing codes.
B(3)(g) Prevent displacement of residents during rehab	As part of the CDBG and Redevelopment Agency Programs, the City has relocation guidelines in place. In accordance with those guidelines, the City does everything possible to reduce the incidence of displace during rehabilitation by working with the contractors to schedule repairs to minimize adverse impact to the residents.
B(3)(h) Require replacement of lower income houses removed by public or private actions	The Redevelopment Agency guidelines require replacement of lower-income houses removed by public actions.
B(3)(i)	Same as A(3)(d) above
B(3)(j) Preserve physical character of existing neighborhoods	The City is making preparations to adopt historic preservation guidelines (see Program 4-1-1B). It does have a street tree planting program and works with neighborhood groups for clean-up days.
B(3)(k) Establish procedures for historic and architectural preservation	Demolition of housing that is within in the City's Historical Preservation District and is over 50 years old requires a non-discretionary permit. The City is currently surveying existing structures in the downtown area as the first step to identifying those that may be historically significant.
B(3)(l) Provide incentives for preservation/restoration of significant residences including preferential consideration for rehab assistance	The City has not provided incentives in the past. This will be an outgrowth of a survey of all developers currently being conducted (See Programs 2-2-2A and 2-3-1B).
B(3)(m) Carry out neighborhood improvement policies	The City has developed both Neighborhood Watch and Community Code Enforcement Programs. Working with the Police Chief, the City is developing a landlord education program as an extension of the Neighborhood Watch (see Program 4-1-2B).
C(2)(a) Minimize energy consumption in new homes	The City has adopted all UBC building codes for energy conservation and enforces them at subdivision and building permit approval.

Table 4, continued
Objective

Accomplishments

C(2)(b) Reduce energy consumption in existing homes	The City has adopted codes and provides information from service providers at City Hall. The rehabilitation program encourages weatherization.
C(3)(a) Encourage use of energy saving in siting and design of new housing	Over the last Housing Element period the City adopted the most recent energy saving provisions of the UBC.
C(3)(b) Enforce all State energy conservation requirements in new homes	The City has adopted and enforces all State required codes.
C(3)(c) Use rehab funds to energy efficiency	The City's housing rehabilitation program has a weatherization component.
C(3)(d) Make residents aware of free home energy programs from service providers	The City has pamphlets and brochures from local utility providers readily available to the general public at City Hall.
D(2)(a) Promote fair housing practices.	Oroville has an adopted goal to ensure that all existing and future housing opportunities are open and available to all social and economic segments of the community without discrimination on the basis of race, color, religion, sex, national origin or ancestry, marital status, age, household composition or size, or any other arbitrary factors. Brochures promoting Fair Housing are located at City Hall (See Goal 5 and related Programs).
D(2)(b) Provide adequate housing for special needs households.	Over the last Housing Element period, there was construction of both assisted living and skilled nursing units for the elderly. Five percent of all units receiving assistance from Redevelopment Agency funds are designated for the handicapped. The Redevelopment Agency assisted a developer to rehabilitate the Oroville Hotel; 26 of the units are studios affordable to very-low income single persons.
D(3)(a)	Same as D(2)(a)
D(3)(b) Use fair housing agencies to investigate housing discrimination complaints.	The City refers all fair housing and housing discrimination complaints to the State of California Department of Fair Employment and Housing.
D(3)(c) Promote awareness of tenant/landlord rights	The City is working with the Police Chief to develop a tenant/landlord education program within the Neighborhood Watch Program (see Program 4-1-2B).
D(3)(d) Use rehab funds to remove access barriers	The City Redevelopment Agency uses LMI funds to further ADA access and as loans to disabled householders to remove access barriers.
D(3)(e) Promote handicapped access in new housing	5 percent of the multifamily units assisted with either CDBG or Redevelopment Agency funds are reserved for the handicapped.
D(3)(f) Support providing emergency and transitional housing	The City of Oroville has not had any requests for emergency or transitional housing over the last Housing Element period. The City has included goals and programs to encourage such housing in the current Element (see Program 2-1-1A).

Table 4, continued
Objective

Accomplishments

D(3)(g) Encourage housing for the elderly	Amendments to the City's zoning regulations promote the development of senior citizen housing in areas within easy access to all services and facilities. Parking space requirements are reduced for senior complexes (see Section 2.3.a (3)).
D(3)(h) Promote rental and sale housing for families of all sizes	The City has supported those local non-profit and tax credit providers of housing for lower-income families who consistently provide variety in the number of bedrooms available as rental and for-sale housing units.
E(2)(a) Remove governmental constraints	The City has implemented zoning code changes that have eliminated or revised lot size and mobile home regulations that were confusing.
E(2)(b) Mitigate non-governmental constraints	Oroville has helped over 500 families with financing for home purchase or rehabilitation.
E(3)(a) Periodically reexamine local building and zoning codes to affect construction cost savings	The City Code is continually reviewed to ensure there are no unintended consequences from enforcement. The City has a policy of making sure it does not require too much from the developer.
E(3)(b) Streamline permit process for multifamily projects	The City has a central counter area where a developer can get all the information needed in one stop. Proposals are submitted to a Development Review Board that reviews all projects for conformance with adopted development standards.
E(3)(c) Ensure local lenders meet the credit needs of all income levels	City representatives meet with the Oroville Economic Development Corporation the last Wednesday of each month to discuss the economic and lending needs of the City. The meeting is attended by the City, local lenders, realtors, Chamber of Commerce, business owners, and the Private Industry Council.
E(3)(d) Continue to charge reasonable development fees	The City conducted a fee survey and Oroville's fees are on the low side of those in the region (see Section 2.3.a (4)).
E(3)(e) Financially assist with off-site improvements for lower income housing projects.	One specific example was the City's low-interest loan to the developers of Boulder Creek apartments for land purchase. The City also assists in-fill developers of affordable housing with the cost of constructing curb, gutter, and sidewalk.
F(2)(a) Realize 245 new housing units for very-low income households (RHNA).	228 new units affordable to very-low income households were constructed over the last Housing Element period (see Table 2).
F(2)(b) Facilitate construction of 172 units for low-income households (RHNA).	46 single-family homes were constructed and sold to low- or moderate-income households (see Table 2).
F(2)(c) Achieve production of 230 new housing units for moderate-income households	201 single-family homes affordable to moderate-income households were constructed over the Housing Element period (see Table 2).

Table 4, continued
Objective

Accomplishments

F(3)(a) Encourage innovative land use and construction methods to minimize costs	City zoning regulations provide the opportunity to cluster housing, or utilize other non-traditional types of development. During the previous planning period, the City approved several proposals by the Housing Authority of Butte County to provide numerous "single-family" units on the same site. These developments did not have to receive approval of a subdivision map, or construct public streets or other public infrastructure within the housing complex.
F(3)(b) Provide incentives for private development of affordable housing	The City of Oroville will adopt incentives, including density bonuses, with this Housing Element period (see Program 2-1-1A).
F(3)(c) Pursue State and federal programs to expand housing opportunities	The City of Oroville has received and spent \$7,376,665 in State and federal money for housing rehabilitation and First Time Homebuyer Programs between 1993 and 2000.
F(3)(d) Facilitate the construction of low and moderate income housing	See F(3)(c).
F(3)(e) Assist private developers and non-profits to identify and assemble suitable sites	Oroville will assist any developer who wants to assemble smaller properties designated for high density residential uses, such as those in the Grand Avenue/Nelson Avenue area, for affordable housing.
F(3)(f) Work with the Housing Authority of Butte County	The City works with the Housing Authority of Butte County to obtain rental assistance vouchers and certificates. These efforts have been so successful that the County received an additional 300 vouchers, bringing the total to 1,846 County-wide. About 650 are in the City of Oroville.
F(3)(g) Consider inclusion of affordable housing in privately developed multifamily housing	The City of Oroville has not implemented this program.
F(3)(h) Work with local lenders to maximize private financing for construction of affordable housing	The City of Oroville coordinates with local mortgage lenders to make sure that the City's first-time home buyer program is successful.
G(2)(a) Preserve 172 at risk units	The five apartment complexes identified in the previous Housing Element as being "at risk" have all been maintained as affordable. They have either renewed their contracts or applied for rehabilitation funds. In one case, affordability was extended for fifty years.
G(2)(b) Encourage continued availability of 541 rental assistance vouchers	See F(3)(f) above. In 2002, 650 vouchers were being utilized to provide affordable housing in the City.
G(2)(c) Preserve privately developed affordable housing	Housing rehabilitation loans are available for home-owners and to owners of small apartment complexes.
G(3)(a) Use State and federal funding to preserve housing	The City has received and spent \$2,700,000 in State and federal funds over the Housing Element period.
G(3)(b) Discourage condominium conversion	There have not been any applications for condo conversions.

Table 4, continued
Objective

Accomplishments

G(3)(c) Work with all agencies to provide and preserve affordable housing	The City works with the Housing Authority of Butte County, the Community Action Agency, the Community Housing Improvement Program. The City also receives funds from the CDBG and HOME programs, and uses the Redevelopment Agency funds to provide and preserve housing.
G(3)(d) Encourage conservation of lower income mobile home parks	There have not been any requests for the abandonment of mobile home parks.
G(3)(e) Establish procedures to prevent displacement of lower-income households from at risk units	There has never been a project in Oroville that permanently displaced residents. The City works closely with contractors to phase the work to eliminate displacement.



SECTION 2

EXISTING SETTING AND DEMOGRAPHICS

The City of Oroville is one of five incorporated cities in Butte County and it is the County Seat. The City is located in the east-central County area along State Route 70, a primary transportation route connecting Oroville to Sacramento on the south and Plumas County on the north. Oroville is about thirty miles north of the Marysville-Yuba City urban area and approximately 60 miles north of Sacramento.

The City of Oroville is unique in the fact that it is an isolated core urban area within a rural setting. Oroville is the government, retail, commercial, industrial, and recreation center for an area almost four times the size of the incorporated City that currently covers 12.1 square miles. There are four unincorporated "islands" of County jurisdictional land, covering about 14 acres, within Oroville's irregular boundaries and there are several developed areas adjacent to the City where residents are not even aware they are not in the City. These developed unincorporated areas are of particular concern since the City often responds to the public safety needs of these residents, but since some areas are completely developed, annexation would require the cooperation of literally several thousand property owners.

The purpose of this section is to analyze and summarize the existing housing conditions in the City of Oroville. The chapter consists of two major sections: (1) an analysis of existing conditions related to population trends, employment trends, household trends and special needs groups, and (2) an inventory and analysis of existing housing characteristics, housing conditions, vacancy trends, housing costs and availability, "at-risk housing," and lands suitable for future development.

2.1 SUMMARY OF EXISTING CONDITIONS

In order to assess the present and future housing needs of the City of Oroville it is important to evaluate and analyze demographic variables and trends such as population, employment, and households. This section utilizes sources such as the 1970-2000 U.S. Census Reports, State Department of Finance (Demographic Research Unit), Butte County Association of Governments (BCAG), and Datum Populus. See Attachment 2 for a complete list of data sources.

2.1.a. Population

The City of Oroville has consistently ranked third in population among Butte County's five cities, while ranking fourth in proportional gain between 1990 and 2000. In 1980 the City's population was almost 11 percent of the County's. In 2000, Oroville represented 6.4 percent of the Butte County population. This decline in population is further evidenced by the current annual population growth rate of less than one percent. Only 521 new homes were added to the housing stock between 1992 and the end of 2000. BCAG utilized population and household trends from 1980 to 2000 to support the new Regional Housing Needs Assessment (RHNA) numbers because the 1990-2000 growth rate in Oroville and all of Butte County jurisdictions was too low to support the numbers provided by the State. Some analysts have indicated that the phenomenal growth in the Sacramento Metropolitan Statistical Area will spill over to Oroville as people look for more affordable housing. However, there are many small cities and communities¹ between Oroville and Sacramento that can provide housing for all income groups, and the population push is not likely to significantly affect Oroville during this Housing Element period.

Table 5
Population Trends – Butte County and Cities (1980-2002)

City	1980	1990	2000	Change (1990-2000)		2002*
				Number	Percent	
Butte County	143,851	182,120	203,171	21,051	11.6%	207,001
Oroville	8,683	11,960	13,004	1,044	8.7%	13,034
Biggs	1,413	1,581	1,793	212	13.4%	1,797
Chico	26,601	40,079	59,954	19,875	49.6%	66,767
Gridley	3,982	4,631	5,382	751	16.2%	5,635
Paradise	22,571	25,408	26,408	1,000	3.9%	26,500
Unincorporated	80,601	98,461	96,360	(2,101)	(1.8%)	113,733

* Department of Finance estimate as of January 2002
Source: 1980-2000 Census; Department of Finance January 2002 Report

Table 6
City of Oroville Population Trends (1980-2002)

Year	Total Population	Numeric Change	Percent Change	Annual Percent Change
1970	7,536			
1980	8,683	1,147	15.2%	1.5%
1990	11,960	3,277	37.7%	3.8%
2000	13,004	1,044	8.7%	0.9%
2002	13,034	30	0.2%	0.2%
2008	13,738	704	5.4%	0.9%

Source: 1980-2000 Census; Department of Finance; Datum Populus

¹ There is a pending proposal for about 5,000 new single-family units in the Olivehurst/Yuba City area.

2.1.b. Population By Age

As reported in the 2000 Census, 25 percent of the population in the City of Oroville is 18 years of age or younger. A third of the population is in the child-bearing years; 22 percent are in the pre-retirement group, and the remaining almost 15 percent are senior citizens. The 45-54 age group experienced the largest numeric and proportionate growth between 1990 and 2000 with a growth of 64.4 percent or 602 persons. The changes in age distribution suggest that a significant number of young families with children may be planning for their first home purchase at the same time senior citizens may be looking for retirement housing. The big issue for both age groups will be sales price. Many of the older existing homes will increase in value and the aging current owners will tend to stay in their homes rather than sell low. Therefore, down payment assistance programs that make higher housing costs more affordable will continue to be popular.

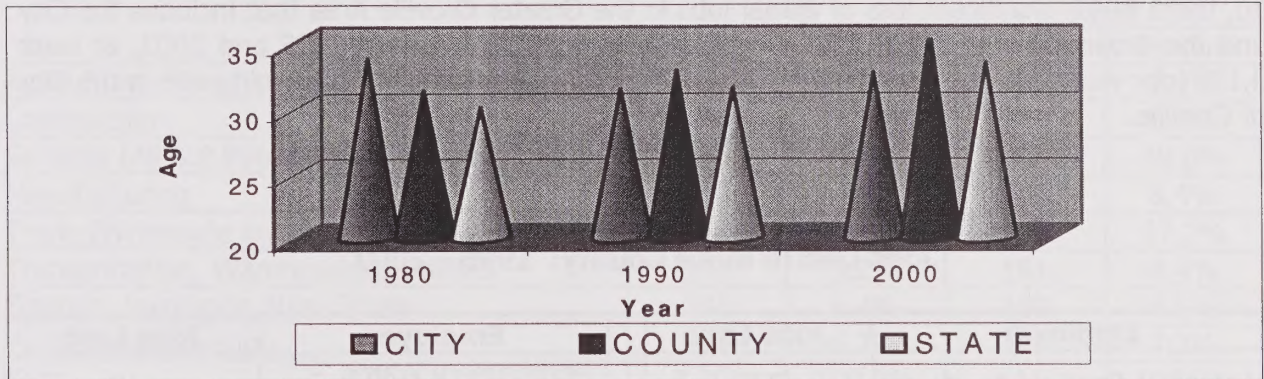
Table 7
City of Oroville Population by Age Groups (1990-2000)

Age Group	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Less Than 5 Years	1,248	10.4%	1,093	8.5%	(155)	(12.4%)
5-14 Years	1,869	15.6%	2,196	16.9%	327	17.5%
15-19 Years	837	7.0%	1,020	7.8%	183	21.9%
20-24 Years	862	7.2%	938	7.2%	76	8.8%
25-34 Years	1,836	15.4%	1,606	12.4%	(230)	(12.5%)
35-44 Years	1,513	12.7%	1,749	13.4%	236	15.6%
45-54 Years	937	7.8%	1,539	11.8%	602	64.4%
55-64 Years	827	6.9%	955	7.4%	128	15.5%
65-74 Years	1,056	8.8%	837	6.4%	(219)	(20.7%)
75-84 Years	731	6.1%	753	5.8%	22	3.0%
Older Than 85 Years	244	2.1%	318	2.4%	74	30.3%
TOTAL	11,960	100.0%	13,004	100.0%	1,044	8.7%
Median Age	31.4		32.6		1.2	3.8%

Source: 1990 - 2000 Census

In 1980, Oroville's median age was higher than that of the County or the State. The median age decreased in 1990 and, although it did increase slightly again during the 1990's, in the year 2000 the City's median age was lower than the County's median age of 35.8 years, and lower than the State's median age of 33.3 years.

Chart 1
Median Age Comparisons (1980-2000)



2.1.c. Population By Race and Hispanic Heritage

There has been a significant increase in the number of persons of Hispanic Heritage in the City of Oroville over the ten years between the 1990 and 2000 Census. In addition, the number of black and "other" households has also had strong proportionate gains, although they still make up a small proportion of the current population.

Table 8
City of Oroville Population by Race and Hispanic Heritage (1990-2000)

Race	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
White	9,686	81.0%	10,043	77.2%	357	3.7%
Black	382	3.2%	524	4.0%	142	37.2%
Native American	438	3.7%	511	3.9%	73	16.7%
Asian/Pacific Isl.	1,258	10.5%	859	6.6%	(399)	(31.7%)
Other	196	1.6%	362	2.9%	166	84.7%
Two or More Races	Not collected in 1990		705	5.4%	Cannot be compared	
TOTALS	11,960	100.0%	13,004	100.0%	1,044	8.7%
Hispanic*	553	4.6%	1,073	8.3%	520	94.0%

* Persons of Hispanic Heritage can be of any race; the number listed is the aggregate number
Source: 1990 - 2000 Census

2.1.d. Employment Trends

Despite the small gains in employment documented by the 2000 Census and reported in Table 10, there was a significant loss of actual jobs in the Greater Oroville Area that includes the City and the urbanized area around it. Over the 7-year period between 1995 and 2002, at least 4,138 jobs were lost in Butte County, with 36.2 percent of those job losses being within the City of Oroville.

Table 9
Jobs Lost in Butte County: 1995 - 2002

Employer	Jobs Lost	Employer	Jobs Lost
Louisiana Pacific – Oroville	337	Montgomery Wards - Oroville and Chico	115
Feather River Wood & Glass – Chico	59	Home Base – Chico	95
Fleetwood – Chico	350	Spectra Physics – Oroville	283
Sav Max – Oroville	60	House To Home – Oroville	150
Roplast – Oroville	65	Feather Falls Casino – Oroville	70
Tri Valley Growers – Chico	1,200	3M – Chico	133
Albertson's – Oroville	86	Cypress Acres – Chico	157
Ernst - Chico	60	Ernst – Oroville	60
P-V Ranch and Home – Oroville	74	Quaker Oats - Gridley	161
Koret, Inc. – Chico	273	Fred Meyer's – Chico	80
K-Mart – Oroville	60	Ehmann Olive – Oroville	120
Pacific Laminating - Chico	50	Woolworth's - Oroville	60
Total: 4,138 jobs lost, of which 1,500 were located in Oroville			
Source: City of Oroville, March 2003			

Despite the regional job loss, there were 816 more jobs reported in the City of Oroville in the 2000 Census than in 1990. All industries except Retail and Wholesale Trade had modest increases. The Service industry (including health, educational, business, repair, personal, entertainment, and "other" services) employed almost half of all employed persons over age 16 in Oroville. The percentage of employed persons holding Service industry jobs has increased by 13 percent since 1990.

Table 10
City of Oroville Employment By Industry

	1990		2000	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fish & Hunt, Mining	62	1.9%	97	2.4%
Construction	204	6.2%	280	6.8%
Services (All but Public Administration)	1,194	36.1%	2,017	49.0%
Manufacturing	488	14.8%	346	8.4%
Trade (Wholesale and Retail)	816	24.7%	710	17.2%
Transportation, Warehousing, Utilities	171	5.2%	181	4.4%
Finance, Insurance, Real Estate	146	4.4%	189	4.6%
Public Administration	222	6.7%	299	7.2%
Total	3,303	100.0%	4,119	100.0%

Source: 1990 and 2000 (STF 3, P49) Census

According to EDD, there was an average of 4,300 persons in the Oroville labor force in 2001, which is consistent with the 2000 Census data. Generally, the City's unemployment rate has decreased significantly since the high level of 17.5 percent in 1993. However, the City's unemployment rate is consistently higher than Butte County's rate. In 2001, the City unemployment rate was 10.7 percent and the County rate was 7.0 percent.

Table 11
City of Oroville Labor Force Trends (1990-2001)

Year	Labor Force	Employment	Unemployed	Unemployment Rate
1990	3,890	3,400	490	12.6%
1991	3,930	3,360	570	14.4%
1992	4,130	3,410	720	17.4%
1993	4,150	3,430	720	17.5%
1994	4,160	3,530	630	15.2%
1995	4,110	3,500	610	14.9%
1996	4,100	3,550	550	13.4%
1997	4,160	3,630	530	12.9%
1998	4,210	3,680	530	12.5%
1999	4,200	3,770	430	10.3%
2000	4,270	3,820	450	10.6%
2001	4,300	3,840	460	10.7%

Source: Employment Development Department

According to the 2000 Census, 55.7 percent of the labor force that lived within the City of Oroville actually worked there as well. A total of 92.1 percent of all employed persons worked

in the County. A large majority of Oroville's workers commuted alone by car (72.5 percent in 2000) but their commute was less than 30 minutes each way.

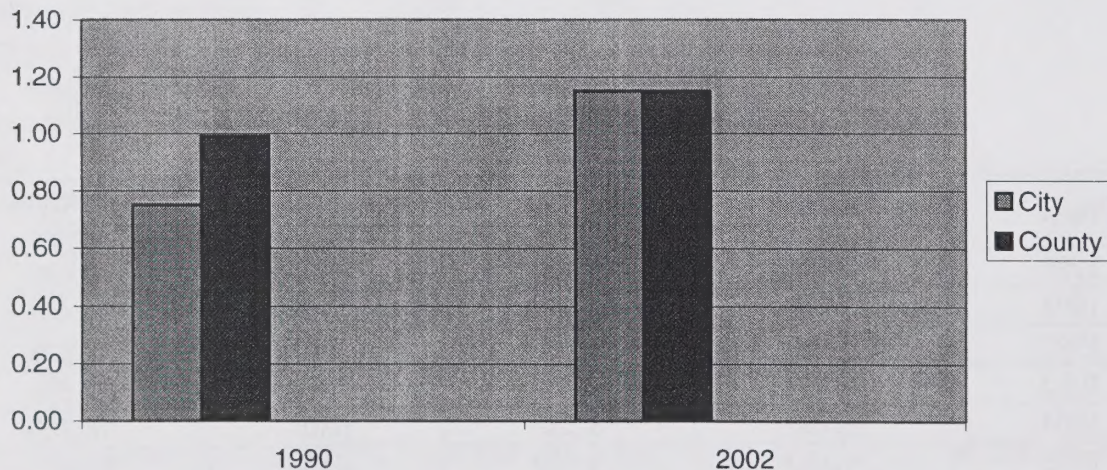
Table 12
City of Oroville Employment By Commuting Patterns (1980-2000)

Commuting Pattern	1980	1990	2000
Worked in Oroville	68.6%	50.7%	55.7%
Worked outside Oroville	31.4%	49.3%	44.3%

Source: 1980, 1990, 2000 Census

In 2002, the City and County had the same job to household ratio of 1.15 jobs per household. This ratio represents an increase from the City's 1990 ratio of 0.75 jobs per household. The ratio for the County has also improved since 1990, although not as much.

Chart 2
City and County Jobs per Household (1990-2002)



According to the 2000 Census, the majority of workers in the City of Oroville commute less than 30 minutes to work (77.4 percent). This, however, is less than the 81.7 percent of workers who commuted less than 30 minutes to work in 1990.

Table 13
Travel Time to Work from Oroville (2000)

Travel Time	1990	2000
Worked at Home	2.7%	2.8%
Less than 10 Minutes	40.4%	37.1%
10-19 Minutes	31.8%	30.4%
20-29 Minutes	9.5%	9.9%
30-39 Minutes	9.2%	8.0%
40-59 Minutes	4.4%	5.5%
60-89 Minutes	1.0%	3.2%
90 Minutes or More	1.0%	3.1%
Total	100.0%	100.0%
Source: 1990, 2000 Census		

Listed below are the top 10 employers in Butte County; three of them are located within the City of Oroville or the Greater Oroville Area.

Table 14
Major Employers in Butte County

Name	Industry	Location
Aero Union Corp.	Aircraft and parts	Chico
Butte Community College	Colleges and Universities	Oroville Area
Butte County Government	Public Administration	Multiple
California State University, Chico	Colleges and Universities	Chico
Enloe Medical Center	Hospital	Chico
Oroville Hospital	Hospital	Oroville
Gold Country & Feather River Casinos	Entertainment	Oroville
Paradise Post	Advertising	Paradise
Pro Pacific Fresh	Groceries	Durham
Roplast Industries, Inc.	Plastics and Synthetics	Oroville
Source: California Employment Development Department		

2.1.e. Household Trends

Household growth rate is the primary factor in determining housing needs. Even during periods of fairly static population growth, there may be an increase in the number of households due to: 1) young people leaving home, 2) divorce, 3) aging of the population and, 4) other social activities that cause people to occupy a new residence. Conversely, the population may increase while growth in formation of households is fairly static.

In 1970, there were 3,273 households in the City of Oroville. Another 480 households were formed in the City by 1980, and 792 additional households were formed by 1990. Only 336 households were formed between 1990 and 2000, at which time there were 4,881 households in the City.

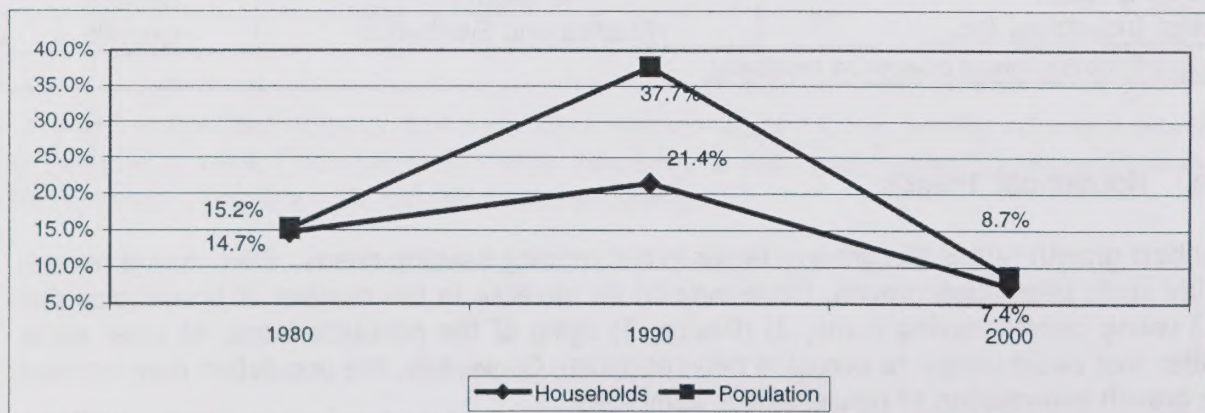
During the 1970s, the number of households and the population increased at about the same annual rate. From 1980 to 1990, however, the population increased at almost 4 percent a year, while the number of households increased at just 2 percent. This was a period of increased household size, indicating that new, larger families were moving to Oroville or that the economy was not doing well and members of families who might otherwise form their own household chose to live together instead. From 1990 to 2000 the rate of increase for household formation and population growth was again about the same. However, current estimates indicate that the number of households is once again increasing at a faster rate than the population, which could indicate that the population is aging and/or the number of single households is increasing. The apparent new cycle of relatively high household formation has implications for future housing needs.

Table 15
Household Formation Trends in Oroville (1970-2008)

Year	Households	Numeric Change	Percent Change	Annual Percent Change
1970	3,273			
1980	3,753	480	14.7%	1.5%
1990	4,545	792	21.1%	2.1%
2000	4,881	336	7.4%	0.7%
2002	4,908	27	0.6%	0.06%
2008	5,158	250	5.1%	0.85%

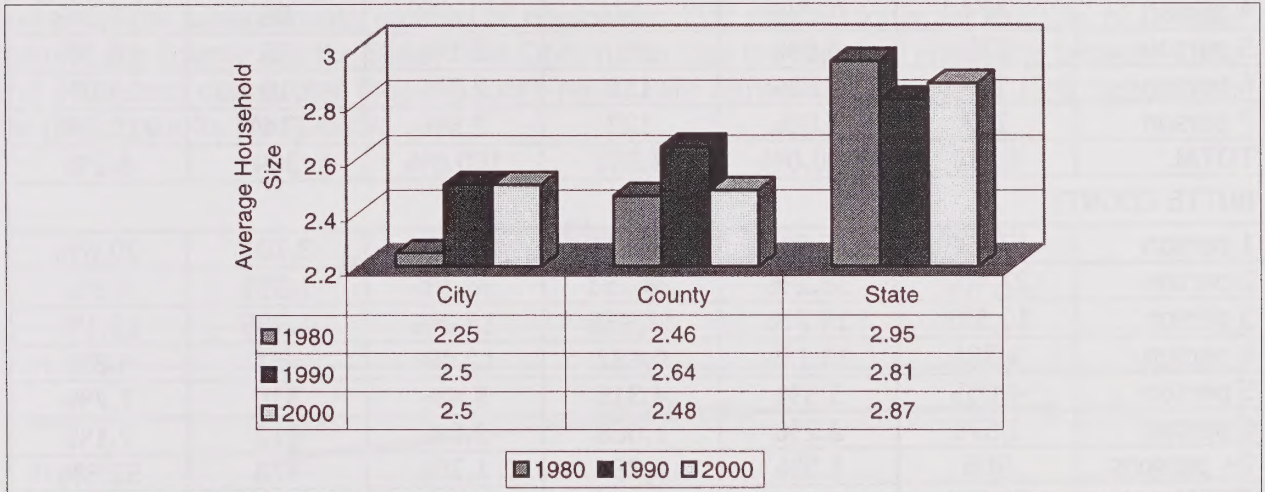
Source: 1970-2000 Census; State Department of Finance, January 2003

Chart 3
City of Oroville Population Change Versus Household Change (1980-2000)



The City of Oroville's average household size has consistently remained smaller than that of Butte County until the 2000 Census, when it was slightly higher than the County's average size. At the same time, the average household size for the State has consistently remained far greater than that of the City or County. For example, the City's average household size was 2.5 persons per household in 1990, while the County's average household size was 2.64 and the State's average household size was 2.81.

Chart 4
Comparative Average Household Size (1980-2000)



In 1990, more than half of the Oroville population was in a one- or two-person household, which was comparable to the County. Between 1990 and 2000, one- and four-person households recorded the largest numeric increases. The four-person households also had the largest proportionate gains in the City, while even larger households had smaller gains or saw a slight decline in numbers, as is the case for the seven- or more person households in the City. The household population changes in the County between 1990 and 2000 are quite different. In the County, the seven- or more person households had the largest proportionate gains. However, both the County and the City have a similar distribution of households, with the majority of the households being one- and two-person households, and the minority being five- or more person households.

According to Table 16, in 2000, the five- or more person households represented 11.3 percent of all households in the City. The three- and four-person households represented 25.8 percent of the total households. However, between 1990 and 2000, larger households decreased slightly in the City while smaller households increased. Therefore it is likely there will be a continued demand for one-, two-, and three-bedroom units, since one- to two-person households constituted 62.9 percent of all households.

Table 16
Persons Per Household Trends
(Oroville and Butte County – 1990-2000)

	1990		2000		CHANGE	
	Number	Percent	Number	Percent	Number	Percent
CITY OF OROVILLE						
1 person	1,442	32.0%	1,622	33.2%	180	12.5%
2 person	1,432	31.7%	1,449	29.7%	17	1.2%
3 person	641	14.2%	697	14.3%	56	8.6%
4 person	474	10.5%	560	11.5%	86	18.1%
5 person	272	6.0%	300	6.1%	28	10.3%
6 person	114	2.5%	130	2.7%	16	14.0%
7 person	137	3.0%	123	2.5%	(14)	(10.2%)
TOTAL	4,512	100.0%	4,881	100.0%	369	8.2%
BUTTE COUNTY						
1 person	17,935	25.0%	21,636	27.2%	3,701	20.6%
2 person	27,402	38.2%	28,753	36.1%	1,351	4.9%
3 person	10,573	14.7%	11,958	15.0%	1,385	13.1%
4 person	9,381	13.1%	9,832	12.4%	451	4.8%
5 person	4,005	5.5%	4,315	5.4%	310	7.7%
6 person	1,576	2.2%	1,688	2.1%	112	7.1%
7+ persons	906	1.3%	1,384	1.7%	478	52.8%
TOTAL	71,778	100.0%	79,566	100.0%	7,788	10.9%
Source: 1990, (City; STF1, P27) 2000 Census (City; STF 1; H15)						

See Tables 29 and 30 for an evaluation of households by tenure and by number of bedrooms and size. Overcrowding by tenure is described in Table 28.

2.1.f. Tenure

In 1980, 52.8 percent of all households in the City were renters. In 1990, the percentage of renter households increased slightly to 56.9 percent, and renter households accounted for 56.5 percent of all household growth between 1980 and 1990. The renter rate continued to increase between 1990 and 2000 to 57.3 percent of the population.

The 2000 Census indicates that 1,061 households rented a unit in an apartment building with five or more units in the structure. That represented 37.7 percent of the renters in the City. The remaining 1,738 households that rented occupied smaller buildings, duplexes, single-family homes, or mobile homes.

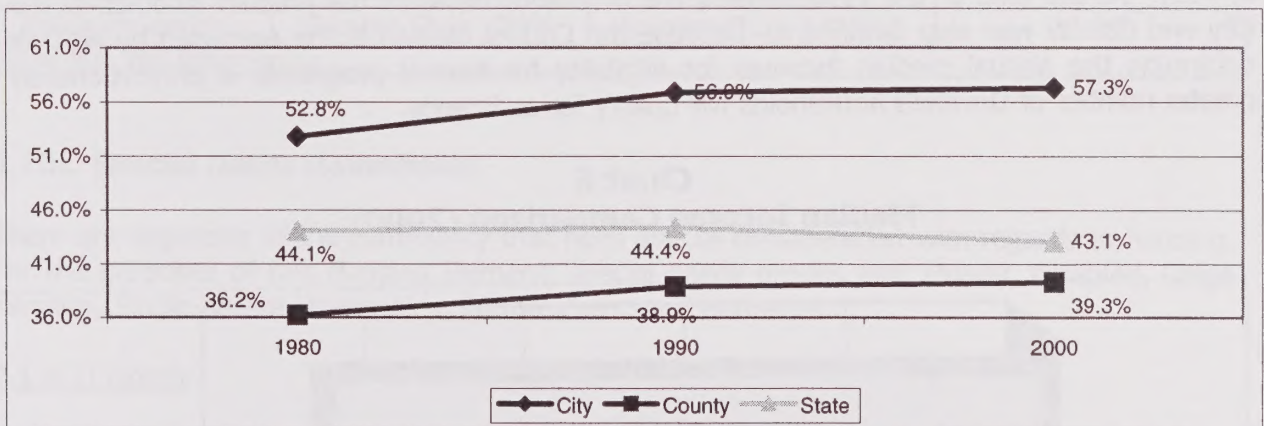
Table 17
Oroville Households by Tenure Trends (1980-2000)

Tenure Type	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Owners	645	47.2%	1,946	43.1%	2,082	42.7%
Renters	722	52.8%	2,566	56.9%	2,799	57.3%
Total	1,367	100.0%	4,512	100.0%	4,881	100.0%

Source: 1980 - 2000 Census; STF 1, H15

Currently, the proportionate number of households that rent is higher for the City of Oroville than for the County and the State. The City's renter rate increased by about 5% between 1980 and 2000, and during that time the City's renter rate remained a consistent 18% higher than the renter rate for the County.

Chart 5
Renter Rate Comparison (1980-2000)



2.1.g. Household Income

In 1990, 75.9 percent of all households in Oroville had incomes of less than \$30,000 a year. By 2000, the number and proportion of households with incomes of less than \$30,000 annually decreased significantly, while the number of households making more than \$30,000 a year increased. In 2000, 62.1 percent of the households in Oroville made less than \$30,000 annually. Households with incomes higher than \$75,000 a year almost quadrupled between the two Census periods, and in 2000, nearly 20 percent of all households in Oroville had an income in excess of \$50,000 a year. Over the ten-year reporting period, the City's household median income increased by 31.9 percent.

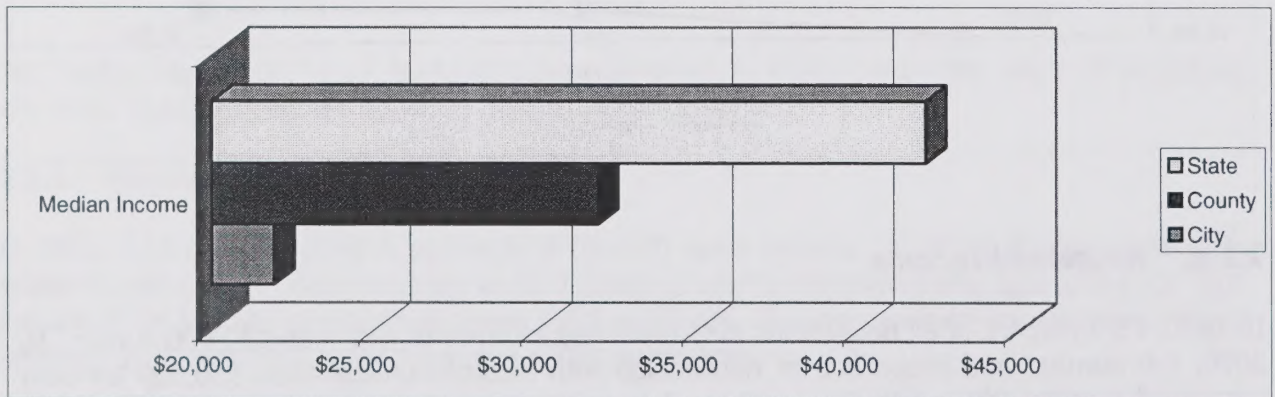
Table 18
City of Oroville Households By Income (1990-2000)

Income Groups	1990		2000		CHANGE	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$9,999	1,378	30.3%	1,047	21.5%	(331)	(24.0%)
\$10,000-\$19,999	1,237	27.2%	1,222	25.0%	(15)	(1.2%)
\$20,000-\$29,999	837	18.4%	761	15.6%	(76)	(9.1%)
\$30,000-\$39,999	445	9.8%	588	12.0%	143	32.1%
\$40,000-\$49,999	296	6.5%	359	7.4%	63	21.3%
\$50,000-\$74,999	281	6.2%	632	12.9%	351	124.9%
Greater Than \$75,000	71	1.6%	272	5.6%	201	283.1%
TOTAL	4,545	100.0%	4,881	100.0%	336	7.4%
Median Income	\$16,614		\$21,911		\$5,297	31.9%

Source: 1980, 1990, and 2000 Census, including STF 3, P52 and P53.

According to the 2000 Census, the median household income in Butte County was \$31,924, which was 45.7 percent higher than the median income in the City of Oroville (U.S. Census STF 3, P53). At the time of the 1990 Census, the difference between the median incomes of the City and County was also significant. Because the County median is the one used by HUD to determine the annual median incomes for eligibility for federal programs, a proportionately greater number of Oroville's households will qualify for assistance.

Chart 6
Median Income Comparison (2000)



The U.S. Department of Housing and Urban Development (HUD) estimates Area Median Income (AMI) on an annual basis for each county in the United States. These AMI figures are used to classify households into income groups (i.e., very-low, low, moderate and above-moderate). Many housing programs, such as Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), and Low-Income Housing Tax Credit (LIHTC), utilize some form of the income groups to establish eligibility. For example, in 2002 the HUD AMI

figure for Butte County was \$39,200 and the corresponding income groups categories were identified as "very-low" for incomes of less than \$19,600, "low" for incomes between \$19,601 and \$31,360, "moderate" for incomes between \$31,361 and \$47,040, and "above-moderate" for incomes greater than \$47,040.

Generally, 46.2 percent of all households in Oroville can be classified as having a low or very-low income. Conversely, another 37 percent are considered to have an above-moderate income. The smallest economic component in Oroville is the mid-income households, with only 17 percent of all households classified as having a moderate-income.

Table 19
City of Oroville Households By Income Group (2002)

2002 HUD Area Median Income for Butte County: **\$39,200**

Income Group	Percent of County Median	Income Range (\$)	Percent of Market's Households
Very-low income	Less Than 50%	Less Than \$19,600	29.8%
Low-income	50% - 80%	\$19,601-\$31,360	16.4%
Moderate Income	80% -120%	\$31,361-\$47,040	16.8%
Above-moderate	Greater Than 120%	Greater Than \$47,040	37.0%

Source: HUD, 2002 Datum Populus

2.1.h. Special Needs Households

There are segments of the community that need special consideration with regards to housing. For the purposes of this Housing Element, special needs groups are: Elderly, Disabled, Large Families, Single-parent Households, Farmworkers, and Homeless.

2.1.h(1) Elderly

Elderly households may live in housing that costs too much or that does not accommodate specific needs for assistance. In such cases, an elderly household may have difficulties staying in their home community or near family. The purpose of this section is to determine the housing needs for all social, economic and physical characteristics of the elderly community. The senior population is defined as persons over the age of 65 years.

In 1980, there were 1,598 seniors in Oroville, which represented 18.4 percent of the total population in the City. Between 1980 and 1990, the senior population increased at 3.0 percent annually, which was slightly less than the rate of general population growth. Since 1990, however, the absolute number of senior citizens living in Oroville has actually declined slightly.

The 2000 Census indicates there were 1,908 seniors in the City, constituting 14.7 percent of the total City's population. Comparatively, 18.4 percent of the City's population was 65 or older in 1990, while the proportion of seniors in the County and the State was 17.3 percent and 19.3 percent, respectively. Although there was a decline in the actual number of seniors in Oroville between 1990 and 2000, it is likely that the demand for senior housing options will increase in

the City as the baby boom generation ages. This potential housing demand was also noted earlier under the discussion on population by age groups, because it appears that the 45 to 54 age cohort is the fastest growing of all age groups in the City.

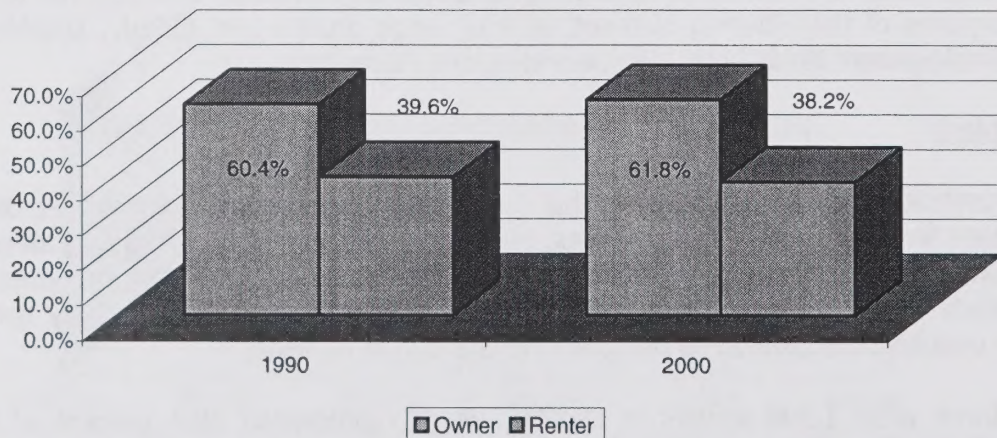
Table 20
City of Oroville Senior Population Trends (65+)

Year	Number	Change	% Change	Annual % Change
1980	1,598			
1990	2,079	481	30.1%	3.0%
2000	1,908	(171)	(8.2%)	(0.8%)

Source: 1980 – 2000 Census

In 1990, 39.6 percent (559 households) of the senior households were renters. Statewide, 27.7 percent of senior households were renters and in Butte County, 20.6 percent were renters. Change in the relative proportion of senior renters is dependent on the quantity of housing options and the propensity to convert from ownership. By 2000, the proportion of senior householder renters in Oroville had decreased to 38.2 percent (521 of 1,364 senior householders; STF 3, H14), which could indicate that there is little designated senior housing available and the elderly are remaining in their homes.

Chart 7
Senior Households By Tenure (1990- 2000)



SOURCE: 1990 AND 2000 US CENSUS

In the 2000 Census, a majority of Oroville's senior population (50.7 percent) lived in non-family households. In non-family households, persons live alone or live only with non-relatives. Another 35.9 percent of seniors lived in family households, which means they lived with one or more persons related by birth, marriage or adoption (see Table 21).

Thirteen percent of Oroville's seniors lived in group quarters in 2000. Of the seniors who lived in group quarters, 81.9 percent were institutionalized in skilled nursing, intermediate care or congregate care facilities.

Table 21
City of Oroville Seniors By Household Type (1990-2000)

Household Status	1990		2000	
	Number	Percent	Number	Percent
In Family Households	613	38.0%	547	35.9%
In Non-Family Households	768	47.6%	772	50.7%
In Group Quarters	231	14.4%	204	13.4%
TOTAL	1,612	100.0%	1,523	100.0%
Source: 1990 - 2000 Census; STF 3, P13				

Table 22
City of Oroville Senior Group Quarters Population (1990 - 2000)

Type	1990		2000	
	Number	Percent	Number	Percent
Institutionalized Group Quarters	216	93.5%	167	81.9%
Non-institutional Group Quarters	15	6.5%	37	18.1%
Total	231	100.0%	204	100.0%
Source: 1990 - 2000 Census; STF 1, Matrix PCT17				

In 1990, 57.4 percent of all senior citizen households (with the householder age 65 plus) in Oroville had incomes below \$15,000. By the time of the 2000 Census, that percentage declined to 42.7 percent, and actual numbers declined as well (563 of 1,319 households; STF 3, P55). The greatest gains were in the upper incomes. In 1990 just 4.3 percent of all senior households had annual incomes over \$50,000. At the time of the 2000 Census, that income category increased to almost 15 percent (194 households), and over 291 senior households were considered to have an above-moderate income generally greater than \$47,000 (see Table 19). Nearly 20 percent of the senior households were within the middle-income range, which is slightly higher than the 17 percent of all households represented in that category.

Eligibility for federal programs is based on the median income of the county in which the project or program is located. In this case, eligibility will be based on the HUD Two-Person Butte County Median Income of \$31,400. It is estimated that most seniors live in small households. Using that as the basis:

- Very low-income households have annual incomes of less than \$15,700 – they represent 45.1 percent of all senior households.

- Low-income households have annual incomes between \$15,701 and \$25,120 – they represent 14.9 percent of all senior households.
- Moderate-income households have annual incomes between \$25,121 and \$37,680 – 17.6 percent of senior households meet that criteria.
- Senior households with incomes classified as above moderate income represent 22.4 percent of all senior households.

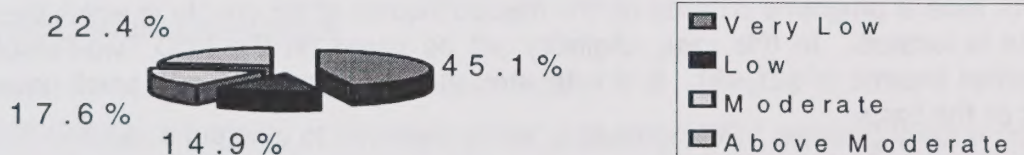
It should be noted that the median senior household income of \$18,652 is 17.5 percent lower than the City-wide household median income of \$21,911. This difference puts the lower-income senior households at a disadvantage when considering market rate housing choices. When the supply of housing is less than the demand, the fact that general households have the ability to pay higher prices leads to increasing housing prices and rents.

Table 23
City of Oroville Senior Households By Income (1990-2000)

Income Range	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$9,999	528	38.3%	340	25.8%	(188)	(35.6%)
\$10,000-\$14,999	264	19.1%	223	16.9%	(41)	(15.5%)
\$15,000-\$24,999	310	22.4%	226	17.1%	(84)	(27.1%)
\$25,000-\$34,999	177	12.8%	212	16.1%	35	19.8%
\$35,000-\$49,999	43	3.1%	124	9.5%	81	188.4%
\$50,000-\$74,999	38	2.8%	121	9.2%	83	218.4%
\$75,000 +	21	1.5%	73	5.4%	52	247.6%
TOTAL	1,381	100.0%	1,319	100.0%	(62)	(4.5%)
Median Income	\$16,711		\$18,652		\$1,941	11.6%

Source: 1990 and 2000 Census (STF 3, P55); 2002 ANYSITE/Datum Populus

Chart 8
Senior Households By Income Group (2002)



Information about "overpayment" is helpful in evaluating the relative affordability of housing for senior citizens in the City of Oroville. Overpayment exists when monthly shelter costs exceed 30 percent of a household's gross income.

According to the 2000 Census, 51.2 percent of the senior renter households and 26.3 percent of senior owner households in Oroville were overpaying for shelter. In Butte County, 59.9 percent of the senior renters and 24.3 percent of the senior owners were overpaying for shelter. Statewide, 64.4 percent of the senior renters and 17.6 percent of owner households were overpaying for shelter. Nationwide, 55.1 percent of the senior renters and 18.7 percent of the owners were overpaying. On a comparative basis, fewer of Oroville's senior renter households and more of Oroville's senior owner households are overpaying for shelter.

In Oroville, 36.7 percent of senior households, a majority of which are renters, are paying more than 35 percent of their income toward shelter. These senior households are severely overburdened by the cost of maintaining shelter, and they would benefit from publicly assisted housing or other types of public assistance.

Table 24
Income to Shelter Payment for Oroville's Senior Households (2000)

Percent of Income to Shelter	Senior Renters		Senior Owners	
	Number	Percent	Number	Percent
Less Than 20%	94	19.6%	370	55.1%
20 to 24%	79	16.5%	71	10.6%
25 to 29%	61	12.7%	54	8.0%
30 to 34%	52	10.9%	22	3.3%
Greater Than 35%	193	40.3%	155	23.0%
TOTAL	479	100.0%	672	100.0%

Source: 2000 Census; STF 3, H71 & H96

According to the 2000 Census, 46.8 percent of Oroville's seniors had a disability (847 of 1,811 seniors; STF 3, P42). Of those seniors with disabilities, 17.7 percent had a sensory disability and 31.9 percent had some other form of physical disability. Fifty-two percent had either mental, self-care, or other disabilities that prevented them from leaving the home. These statistics do not include seniors in skilled nursing or other related facilities, so they indicate that there are many senior individuals who may need some type of assisted living or residential care facility.

Table 25
City of Oroville Seniors By Limitation Type (2000)

Senior Limitation Type	Percent of 1,811 Seniors
Sensory Disability	17.7% (321)
Physical Disability	31.9% (577)
Mental Disability	15.2% (275)
Self-Care Disability	14.4% (260)
Go-Outside-Home Disability	22.1% (401)
Source: 2000 Census; STF 3, P41	

There are several types of services and facilities available for senior citizens, including:

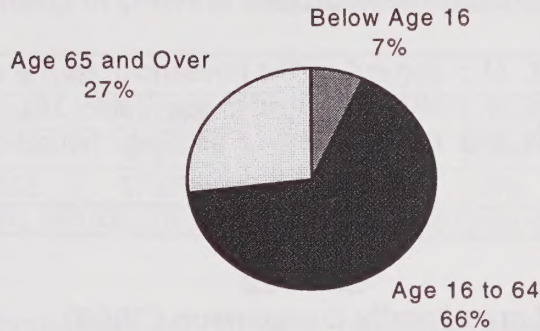
- **Subsidized Housing:** Oroville has three subsidized independent living housing complexes specifically targeted for seniors. These are: Oroville Manor, Winston Gardens, and Park Place Apartments. These complexes have a total of 169 units.
- **Licensed Residential Care Facilities:** According to the California Department of Social Services, there are eight licensed residential care facilities located in Oroville. These facilities have a total capacity of 274 beds. Some of the larger facilities include: Country Crest Continuing Care Retirement Community with 122 beds, Prestige Assisted Living at Oroville with 88 beds, and Larkspur Lodge with 30 beds.
- **Adult Day Care:** Another care option for seniors is the use of adult day care facilities. In the City, there is one facility that provides this service for up to 60 persons.

2.1.h (2) Disabled Persons

Three types of disabled persons may have special housing needs: physically, mentally, and developmentally disabled. Each type of disability is unique and requires specific attention in terms of access to housing, employment, social services, medical services and accessibility within housing.

This section specifically addresses disabled persons who have mobility or self-care limitations. In 2000, a total of 3,198 persons of age 5 or more years who lived in the City had such disabilities, excluding persons in group quarters. Of these, 66.3 percent or 2,119 persons were between the ages of 16 and 64, another 1,811 persons were 65 years of age or older, and 232 persons were under the age of 16. In 2000, persons 16 years of age or older with the described disabilities represented 35.1 percent of Oroville's total population over 4 years of age (11,198 persons over 4 years of age, 2000 Census: STF 3, P42).

**Chart 9
Disabled Persons by Age (2000)**



Source: 2000 Census

**Table 26
City of Oroville Disabled Persons By Age and Work Status (2000)**

Disabled Work Status	16-64 years	
	Number	Percent
Disabled and employed	737	34.8%
Disabled and unemployed	1,382	65.2%
TOTAL	2,119	100.0%

Source: 2000 Census; STF 3, P42

According to the 1994-1995 National Survey of Income and Program Participation (SIPP), 52.4 percent of persons 21 to 64 years of age with a disability were employed. In Oroville in 2002, 37.2 percent of persons aged 21-64 with a disability were employed. It is anticipated that many of those with disabilities who are unemployed do need or will need residential assistance in the coming years.

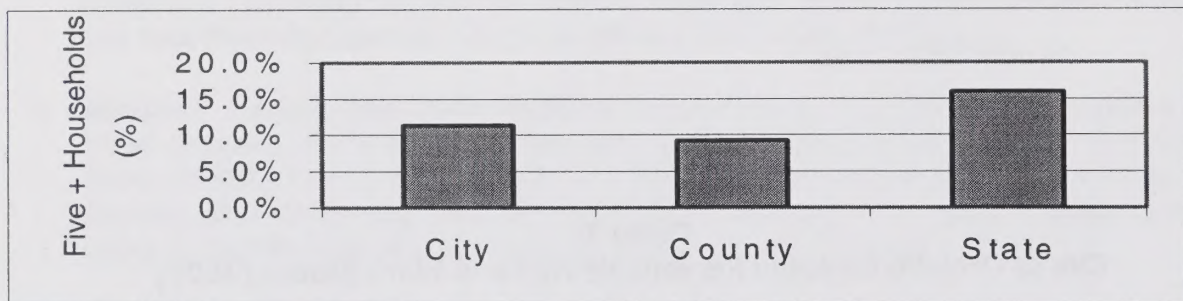
According to the State Department of Social Services, there are 30 group homes for persons with disabilities in the City of Oroville. Most of these are small homes serving six or fewer residents. In addition, there is one adult day care facility for a total of 31 facilities with a total capacity of 368 persons in the City serving mentally, developmentally and physically disabled persons.

2.1.h (3) Large Families

For the purposes of this section, a large family is defined as a household consisting of five or more persons. In some cases, the needs of larger families are not targeted in the housing market, especially in the multifamily housing market. This sub-section explores the need for and the availability of larger housing units in Oroville.

According to the 2000 Census, 11.3 percent of the households in the City of Oroville consisted of five or more persons (553 of 4,881 households; see Table 16). At the same time, 9.2 percent of County households and 16.0 percent of all State households consisted of five or more persons.

Chart 10
Large Family Comparison (2000)



In the City, the relative proportion of households having five or more persons has decreased slightly since 1990, but that population increased dramatically between 1980 and 1990. For example, 5.6 percent (209 of 3,753 occupied households; STF 1) of Oroville's population lived in households with five or more persons in 1980, and by 1990, 11.6 percent of the population (523 of 4,512 occupied households; STF 1, P27) lived in households having five or more persons. The increase between 1980 and 1990 is consistent with the household formation trends in Oroville during that time period (population grew at twice the rate as number of households, as described in section 2.1.e of this Element).

According to the Census, 64.6 percent of Oroville's large family households were renters (363 of 554 households - see Table 30). There are two apartment complexes with a total of 78 units in the City that cater to large low-income family households. Table 29 identifies the City of Oroville's households by number of bedrooms and tenure.

According to the Census, overcrowding exists if the number of persons who live in the same household exceeds the number of rooms in the housing unit they occupy. Generally, a room is defined as a living room, dining room, kitchen, bedroom(s) and finished recreation room.

The County has seen an increase in the actual numbers and the percentage of overcrowded households in the last 10 years. However, the City has seen a slight decline in the actual numbers of overcrowded units between 1990 and 2000. In the City of Oroville, the proportion

of overcrowded units increased from 2.6 percent in 1980 to 9.1 percent in 1990, and then decreased to 7.5 percent in 2000.

Table 27
Overcrowding in Oroville and Butte County (1980-2000)

	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Oroville	97	2.6%	411	9.1%	367	7.5%
Butte County	10,422	17.0%	3,302	4.6%	4,820	6.1%

Source: 1980 (City: STF1, 97 of 3,753), 1990 (City: STF 1, H22; 411 of 4,512) 2000 Census (City: STF 3, H20).

Approximately 360 renter households and 51 owner households were overcrowded in 1990 (see Table 28, below). In 2000, there were 367 overcrowded units, with 77 percent of those overcrowded units being renter households. Although the percentage of overcrowded units has decreased, the situation remains critical for those households that are affected.

Table 28
Overcrowding by Tenure in Oroville (2000)

Owner Households	Household Size	Renter Households
2,078	Total Units	2,812
33	1.01 – 1.50 persons	172
31	1.51 – 2.00 persons	53
18	2.01 + persons	60
82	TOTAL	285
3.9%	PERCENT	10.1%
Grand Total		
4,890 Households –7.5%		

Source: 2000 Census; STF 3, H20.

Overcrowding is created when large households are unable to afford to purchase housing with more rooms, and /or there is a relative shortage of larger housing units. According to the 2000 Census, a substantial number of the City's housing stock is anchored in a few bedroom types. For example, 76.1 percent of the renter housing units had only one or two bedrooms and 84.6 percent of the owner housing units had two or three bedrooms. There are relatively few four- or more bedroom units in either owner or renter housing units (see Table 29, below).

Table 29
City of Oroville Households By Tenure and Number of Bedrooms (2000)

Number of Bedrooms	Owner Households		Renter Households	
	Number	Percent	Number	Percent
0 BR	34	1.6%	202	7.2%
1 BR	125	6.1%	872	31.0%
2 BR	649	31.2%	1,268	45.1%
3 BR	1,109	53.4%	355	12.6%
4 BR	127	6.1%	81	2.9%
5+ BR	34	1.6%	34	1.2%
TOTAL	2,078	100.0%	2,812	100.0%

Source: 2000 Census; STF 3, QT-H8

Table 30
City of Oroville Households By Tenure By Size (1990-2000)

Household Size	Owner Households				Renter Households			
	1990		2000		1990		2000	
	#	%	#	%	#	%	#	%
1 Person	541	27.8	621	29.8%	901	35.1%	1,001	35.8%
2 Persons	796	40.9%	794	38.1%	636	24.9%	655	23.4%
3 Persons	242	12.4%	255	12.2%	399	15.5%	442	15.8%
4 Persons	216	11.1%	222	10.7%	258	10.0%	338	12.1%
5 persons	95	4.9%	109	5.2%	177	6.9%	191	6.8%
6 Persons	33	1.7%	46	2.2%	81	3.2%	84	3.0%
7+ Persons	23	1.1%	35	1.7%	114	4.4%	88	3.1%
TOTAL	1,946	100%	2,082	100%	2,566	100%	2,799	100%

Source: 1990 (STF 1, H18) and 2000 Census (STF 1, H15)

The total number of large families remained fairly stable in Oroville between 1990 and 2000 (see Table 16). While the number of large owner households increased from 151 in 1990 to 190 in 2000, the number of large renter households decreased slightly from 372 in 1990 to 363 in 2000. However, renter households have experienced more overcrowding than owner households over the ten-year period (see Table 28). Oroville will continue to encourage a balance of bedroom types.

2.1.h (4) Farmworkers

At the time of the 2000 Census, only 2.4 percent of employed persons in Oroville (97 persons) worked in "agriculture, forestry, fishing and hunting, and mining" (see Table 10). In Butte County, farmworkers are concentrated in the unincorporated area around Gridley where the Housing Authority of Butte County owns and operates 130 farm labor units. The families pay 30 percent of their income towards rent.

Farmworkers are considered a special needs group, but there appear to be so few farmworkers in the City that the available low-income multifamily housing is expected to be sufficient to meet the needs of farm laborers. The City, however, has adopted a policy to reassess the need for farmworker housing in Oroville (see Program 1-3-6), and the City would welcome a farm labor housing complex in any zone that permits the type of project being proposed. Current zoning regulations allow construction of any multifamily housing complex "as of right" in "R-2," "R-3," and "R-P" zoning districts (see Section 2.3.a (3) of this Element for additional information about these zoning districts).

In addition to the farmworker units run by the Housing Authority, there are also Housing and Community Development-funded privately-owned farm labor housing. Only one of these complexes is located in the Oroville area

Table 31
Privately Owned Farmworker Housing in Butte County
Funded by Housing and Community Development

NAME	COMMUNITY	NUMBER OF UNITS
YEAR ROUND HOUSING		
Jack Mariani Co.	Biggs	5
Peckema Brothers	Gridley	10
Bowlsbey Camp	Chico	10
Llano Seco Rancho	Chico	12
Butte Farms	Biggs	6
Kimura Ranch	Gridley	8
SEASONAL HOUSING		
Ruben Medrano	Palermo	12
Thiara Brothers	Gridley	40
Dubong Olive camps	Oroville Area	47
Source: State Department of Housing and Community Development		

2.1.h (5) Single-parent Households

At the time of the 1990 Census, there were 677 single-parent households living with their own children in Oroville, 83.0 percent of which were female head of household. Ten years later, there were 785 single-parent households living with their own children, with 76.7 percent having a female head of household. A significantly disproportionate number of the single-parent, female head of households (391) have an income that is at or below poverty level.

Table 32
Single Parent Households in Oroville 2000
With Children under 18

Category	Number	Percent	Percent of Total Households
Total Single Parent Households			
Male Head of Household	183	23.3%	3.7%
Female Head of Household	602	76.7%	12.3%
Total	785	100.0%	16.1%
Single Parent Households Below Poverty Level			
Male Head of Household	48	10.9%	1.0%
Female Head of Household	391	89.1%	8.0%
Total	439	100.0%	9.0%
Source: 2000 Census; STF 3, P10 and QT-P35			

2.1.h (6) Homeless Persons (Persons in Need of Emergency Shelter)

The City of Oroville actively participates with the informal homeless coalition that had its first meeting in 2002. At their meeting in December 2002, the Coalition elected officers and identified a need for a shelter or transitional housing for women and children in the Greater Oroville Area. The new facility would require financing from the State of California, the City of Oroville and Butte County, as well as other service providers. The local Episcopal Church has expressed interest in participating. Once the Coalition is active, the Southside Family Resource Center may partner with it to connect women to services such as counseling, job training, and housing. The Coalition hopes to conduct a "Point-In-Time" homeless survey for the Greater Oroville Area as soon as possible, to determine the scope of the problem.

The long-term goal of the Coalition is to develop a facility similar to the Esplanade House in Chico, which is a renovated hotel that provides housing for up to 60 women with children. The Esplanade House also strives to make mothers self-sufficient by providing social services, job training, and life counseling to its occupants. In accordance with Policy 1-3-1A and B, the City of Oroville will work with and support the efforts of homeless service providers.

Current zoning regulations allow the City to approve a conditional use permit to develop large group homes in any commercial or manufacturing zone and in two of its three multifamily zones ("R-3" and "R-P" zones, for which information is provided in Section 2.3.a (3) of this Element). The types of conditions that would apply to a shelter are those described in Section 2.2.l of this Element. State law permits group homes with fewer than six residents in any residential zone. State law also allows some agencies that provide housing to homeless persons to own single-family homes in any zone and use them for their clients. The City will adopt more specific guidelines for the development of homeless shelters and transitional housing, as described in Program 2-1-1A-1 of this Element.

There are several agencies that provide services and temporary housing to the homeless in the Greater Oroville Area (see Table 33, below).

Table 33
Oroville Homeless Services and Facilities

Agency	Housing	Services
Community Action Agency – private non profit	Only emergency shelter at local motels for limited time.	Referrals to social and emergency services; food closet will provide 3 days of food once a month with local identification; week day soup kitchen.
Oroville Rescue Mission – faith based non-profit Guesstimate: 50 – 60 long-term homeless.	Men's dormitory with 24 beds and women's 10-bed dormitory for women and children. Average stay is seven days, can be extended to 30 under some circumstances. Residents must leave after breakfast each day and re-register at 4:30.	Meals, groceries, showers, telephone, mail-drop service. From the 1 st to 15 th of the month, about ten residents. After the 15 th the facility is full after SSI or other money runs out. Greatest need: job counselling services; organized day labor board.
Lighthouse Rescue Mission	Men only.	Meals, showers, telephone some counseling.
Butte County Mental Health Department	Emergency hotel rooms; City has participated in this program, which provides two motel rooms on a year-round basis (720 room nights).	Referral to available programs.
St. Thomas the Apostle Catholic Church	None	Some food, individual meals when requested, clothes.
Southside Family Resource Center	None	Food boxes, telephone use area, bathrooms for day use, mail-drop service, substance abuse day treatment, parent education, child care, case management, referral, and support groups
Butte County Board of Education	None	Received grant to provide licensed teachers under a program called "School Ties" to teach in homeless shelters.
Tribes Estom Yukema Maidu Tyme Maido Tribe Mooretown Rancheria of Maidu Mechoopda Maidu	Within the Rancheria for tribal members.	Shelter, food, health services, counseling.

2.2 INVENTORY OF RESOURCES

2.2.a. Existing Housing Characteristics

In 2000, a slight majority of the housing units in the City of Oroville were standard stick-built homes. About 37 percent of the units were multifamily (two or more units per structure) and six and-a-half percent were mobile homes. Of all new units constructed in Oroville between the 1990 Census and the 2000 Census, 47.7 percent were single-family homes, 51 percent were multifamily units, and there were ten new mobile home units. By nature of the more rural aspects of development in unincorporated areas, the percentage of single-family homes is slightly higher in the County than in the City, and in the County single-family homes accounted for a majority of the new construction. With its First Time Homebuyer Program, the City of Oroville is attempting to provide some single-family housing opportunities for very-low and low-income households who would otherwise have to occupy one of the very large apartment complexes that are becoming a significant portion of Oroville's housing stock.

Table 34
Comparison of Housing Units By Type – 1990 to 2000

Housing Type	1990	2000
	Percent	Percent
City of Oroville		
Single-family	56.1%	55.6%
2-4 Units	17.1%	14.2%
5+ Units	19.6%	23.2%
Mobile Home	6.2%	6.5%
Other	1.0%	0.5%
TOTAL	100.0%	100.0%
Butte County		
Single-family	60.9%	63.2%
2-4 Units	9.5%	8.9%
5+ Units	11.0%	11.3%
Mobile Home	17.5%	16.1%
Other	1.1%	0.5%
TOTAL	100.0%	100.0%
Source: 1990, 2000 Census		

62.2.b. Housing Conditions

A housing condition survey completed in September 2001 indicated that 58 percent of the housing units in Oroville were in "sound" condition. The survey identified 87 units in need of substantial repair.

Table 35
Housing Units By Condition (2001)
City of Oroville

Sound	Units Needing Minor Repair	Units Needing Moderate Repair	Units Needing Substantial Repair	Dilapidated Units	Total Units
2,534 56%	983 22%	788 18%	147 3%	59 1%	4,511 100%

Source: Housing Condition and Tenure Surveys for the City of Oroville, Sept 2001

2.2.c. Residential Construction Trends

Based on the figures in Table 36, an average of 54 new housing units were constructed each year in Oroville between July, 1991 and the end of 2000. This rate of new construction was not sufficient to provide the 976 new units assigned to Oroville by Butte County's Regional Housing Needs Assessment (RHNA) for that period. During the last two years the average rate of new construction has increased to 62 units per year, with 61 of the 124 new units being part of a senior citizen housing/care complex. Unless this rate of construction increases substantially, it is unlikely that the 1,352 new homes assigned to Oroville by Butte County's new RHNA for 2001-2008 will be constructed by 2008. However, the City has programs available and has zoned sufficient land to meet, or exceed, its new RHNA for all income levels

Table 36
City of Oroville Residential Building Permits (July 1991-2002)

Year	Single	Multiple	Mobile	All	Demos	Net Gain
1991 (6 mos)	8	0	2	10	0	10
1992	35	13	1	49	4	45
1993	20	18	1	39	17	22
1994	18	170	2	190	0	190
1995	34	2	1	37	1	36
1996	46	37	0	83	4	79
1997	10	0	0	10	4	6
1998	7	60	0	67	3	64
1999	7	0	1	8	0	8
2000	26	0	2	28	32	(4)
Period Total	211	300	10	521	65	456
2001	19	61	1	81	1	80
2002	40	0	3	43	3	40

Source: Survey of building permits for information through 2000; for 2001 and 2002, reports to Department of Finance

2.2.d. Vacancy Trends

Vacancy trends in housing are analyzed using a "vacancy rate" which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is probably low, and the price of housing will most likely increase. Additionally, the vacancy rate indicates whether or not the City has an adequate housing supply to provide choice and mobility.

According to the 1990 Census, the total vacancy rate in the City of Oroville was 7.2 percent (4,450 vacant units), compared to a 6.2 percent vacancy rate for Butte County and a 7.7 percent vacancy rate for the State. According to the 2000 Census, the vacancy rate for Oroville and the County had increased to 10.6 percent and 7 percent respectively, while the vacancy rate for the State had decreased to 5.8 percent.

Vacancy rates may be skewed by many factors that include seasonal and other types of vacancies, and, for small jurisdictions like the City of Oroville, by the vagaries of statistical computations. The City of Oroville strongly disagrees with the validity of the vacancy rate for both single-family and multifamily housing, as presented in the 2000 Census information.

In the Census, there are four "vacant" housing categories: 1) for rent, 2) for sale only, 3) for seasonal, recreational, or occasional use and, 4) all other vacant. The "other" vacant category includes everything that has not already been classified, such as units held for occupancy by a caretaker or janitor, or units held for personal reasons of the owner.

Table 37
City / County Vacancy By Type

Type of Vacant Units	City of Oroville				Butte County			
	1990		2000		1990		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
For Rent	247	77.4%	357	61.7%	2,577	57.9%	1,688	28.3%
For Sale Only	51	16.0%	135	23.3%	920	20.7%	1,266	21.2%
For Seasonal, Recreational, or Occasional Use	21	6.6%	57	9.8%	953	21.4%	1,762	29.6%
Other	NA	NA	30	5.2%	NA	NA	1,241	20.8%
TOTAL	319	100%	579	100%	4,450	100%	5,957	100%
Source: 1990, 2000 Census								

2.2.d (1) Multifamily Vacancy

In the 1990 and 2000 Census, a large majority of the vacant housing units in the City were in the for-rent category. In December 2001, Laurin Associates, Inc. conducted a housing market study for the development of a Low Income Housing Tax Credit Project in Oroville. A total of 698 multifamily units were surveyed for rent levels and vacancies. At that time, about 2.8

percent of the multifamily rental units were vacant, with the highest vacancy level being in the three-bedroom apartments. This is 3.7 percentage points lower than the 6.5 percent over-all vacancy reflected in the 2000 Census. In fact, the December survey indicated the City's multifamily vacancy rate was significantly lower than the minimum five percent vacancy rate recommended by HUD to provide choice and mobility.

Table 38
City of Oroville Multifamily Vacancy by Bedroom Type (2001)

Bedroom Type	Vacancy Rate
Studio	3.4%
1BR/1BA	5.0%
2BR/1BA or 2BA	1.5%
3BR/2BA	6.1%
4BR/2BA	0.0%
AVERAGE	2.8%

Source: Laurin Associates, December 2001

2.2.d (2) Single-Family Vacancy

According to the California Association of Realtors, there were a total of 36 single-family listings in the City of Oroville on January 2, 2003. The Multiple Listing Service and local realtors estimate that single-family home vacancy has been less than 2 percent between mid-2000 and 2003. This information indicates that in 2003, the estimated vacancy rate for single-family dwellings is 1.2 percent based on a total of 3,041 single-family units.

2.2.e. Housing Costs and Affordability

One of the major barriers to housing availability is the cost of housing. In order to provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. The following table describes the ideal monthly payment for households in the four major income groups: very-low, low, moderate, and above-moderate.

Table 39
City of Oroville Income Groups by Affordability (2002)

Income Group	Income Range	Ideal Monthly Payment *
Very-low	Less Than \$19,600	Less Than \$490
Low	\$19,601 to \$31,360	\$490 to \$784
Moderate	\$31,361 to \$47,040	\$784 to \$1,176
Above-moderate	Greater Than \$47,040	Greater Than \$1,176

Source: HUD AMI at \$39,200; * 30% of income equal to monthly shelter payment

2.2.e (1) Single-family Unit Sales

In 1994, the median price of a single-family home in the City of Oroville was \$68,500. In 1998, that median had declined very slightly to \$68,000, and in 2002, the median had increased 5.9 percent to \$72,000. At the same time, the sales prices in the Greater Oroville Area were consistently \$10,000 to \$60,000 higher than homes in the incorporated City.

The following table includes information for all residential sales in 1994, 1998, and 2002 for the City and for four of the Planning Areas used by the Realtors to collect data in the Greater Oroville Area. In all years, more three-bedroom units were sold than any other size home.

Table 40
Oroville Area Median Single-Family Sales Prices (1994-2002)

Area	1994		1998		2002	
	Median Price	# Units Sold	Median Price	#Units Sold	Median Price	# Units Sold
City	\$68,500	53	\$68,000	70	\$72,000	131
E. Foothills	\$89,950	52	\$99,900	77	\$139,000	107
Thermalito	\$72,500	27	\$74,975	44	\$91,500	50
Kelly Ridge	\$131,500	16	\$124,250	24	\$98,500	96
All Areas	\$77,750	198	\$82,500	262	\$93,425	472

Source: Community Resource Directory – The Source, 2003

2.2.e (2) Current Single Family Listings

There are 36 single-family units currently listed for sale¹ in Oroville ranging in price from a \$50,000 one-bedroom/one-bath fixer-upper home to a \$585,000 4-bedroom/3-bath home on 40 acres.

Table 41
Current Sales Listings for Single Family Homes in Oroville

Price Range	Number of Units Available
0 to \$50,000	2
\$50,000 - \$75,000	14
\$75,000 - \$100,000	8
\$120,000 - \$125,000	10
\$125,000 - \$150,000	5
\$150,000 - \$175,000	3
\$175,000 - \$200,000	1
\$200,000 - \$300,000	2
over \$300,000	1
TOTAL	46

¹ January 2, 2002; California Association of Realtors

2.2.e (3) Rental Units

According to the 2000 Census, the median gross rent was \$445 in the City of Oroville, compared to \$563 for Butte County in the same year.

According to a rental housing market study prepared in December 2001, rental rates for apartments in Oroville range from \$419 a month for a studio unit to \$700 a month for a luxury three bedroom apartment. Rent for a two-bedroom/two-bath unit was about \$45 higher per month than for the same unit with only one bathroom. Based on the survey, apartment rents have been increasing at about 2.0 percent per year.

As expected, the rents for subsidized units were from \$15 to \$197 a month less than for market rate units. The only four-bedroom apartments found in the survey were rent-restricted units under the Low Income Housing Tax Credit (LIHTC) program. A summary of all assisted apartment complexes is included as Attachment 3.

Table 42
Multifamily Rents (2001) – Oroville

Bedroom Type	Market Rent	Subsidized Rent
Studio	N/A	\$315
1BR	\$404	\$389
2BR	\$498	\$451
3BR	\$700	\$503
4BR	N/A	\$594

Source: Laurin Associates, December 2001

2.2.e (4) Affordability

Housing is considered to be "affordable" for households that do not spend more than 30 percent of their income for "shelter," which is gross rent or gross monthly owner costs. Gross rent is the contract rent, plus utilities. In most cases, the contract rent includes payment for water, sewer and garbage. "Gross monthly owner costs" includes mortgage payments, taxes, insurance, utilities, condominium fees, and site rent for mobile homes.

The 2000 Census indicates that a total of 1,499 households, which was just over 30 percent of all households in the City of Oroville, paid in excess of 30 percent of their income for shelter. As expected, a higher percentage of renter households were overpaying; however, almost a third of homeowners were also overpaying. The overpayment situation is particularly critical for renters and owners with annual incomes less than \$20,000 where 1,148 households (53.7 percent) are cost burdened.

Table 43
City of Oroville Households By Income and Overpayment (2000)

Income Range	Renters		Owners	
	Number of Households Overpaying	Percent	Number of Households Overpaying	Percent
Less than \$10,000	643	68.0%	100	100.0%
\$10,000-\$19,999	244	72.1%	161	61.9%
\$20,000-\$34,999	102	18.6%	142	34.8%
\$35,000-\$49,999	0	0.0%	56	16.7%
Greater than \$50,000	0	0.0%	51	8.0%
TOTAL	989	32.7%	510	29.3%

Source: 2000 Census

As noted above, almost 33% of renter households paid in excess of 30 percent of their income for shelter. To put this in perspective, Table 44 shows the current, 2002, income ranges based on the Area Median Income (AMI) of \$39,200, and the related rent "affordability range." For instance, in 2002, very-low income families could generally afford a total of \$490 a month for rent and utilities. This information indicates that in Oroville, about 33 percent of all renter households will have to overpay for shelter unless some type of subsidy, voucher, or low-income housing unit is available to them.

Table 44
Affordable Rental Rates in Oroville

Income Range	Maximum Affordability
Very Low <\$19,600	<\$490
Low \$19,601-\$31,360	\$490 - \$784
Moderate \$31,361-\$47,040	\$784 - \$1,146
Above Moderate >\$47,041	over \$1,146

While shelter costs for rental units are generally considered to be affordable at 30 percent of gross income, households are able to obtain a mortgage loan based on 35 percent of gross income. The ability to obtain such loans is subject to individual credit and budgeting conditions, and those with less revolving loan-type debt can generally find financing for a more expensive home.

For instance, using the income categories described in Table 45, very-low income households in Oroville could not afford a home priced above \$36,000. There are currently no homes available in that price range.

Table 45
Affordable Housing Costs in Oroville

Income Range	Mortgage @ 5.5%	Mortgage @ 6.5%
Very Low <\$19,600	\$35,738	\$31,080
Low \$19,601-\$31,360	\$65,717	\$62,272
Moderate \$31,361-\$47,041	\$124,084	\$122,908

Table 45 also illustrates the difference mortgage interest rates make in housing affordability, and supports the need for government-assisted first-time homebuyer programs.

The median price for a single-family home sold in 2002 in Oroville was \$72,000. With a 6.5 percent mortgage interest rate, a household must have an income of \$34,880 a year to qualify for a loan of that amount. If home prices continue to increase at about 6 percent a year, in 2003 the median sales price will be \$76,320 and the minimum qualifying annual household income will be \$36,280. At a 6 percent annual rate of increase, by the end of this Housing Element period in 2008, the median value of a single-family home will be \$102,133 and the minimum qualifying annual household income will be \$49,000, which is currently affordable only to "above-moderate income" households.

2.2.f. At-Risk Housing

California Housing Element Law requires all jurisdictions to include an analysis of all low-income housing units that may be lost to the current inventory of "affordable" housing because some type of affordability restriction will expire during the 5 to 10-year time period covered by the housing element. Some of the types of programs that could be expiring are listed below:

- Prepayment of HUD mortgages: Section 221(d)(3), Section 236, Section 202, Section 811, and Farmers Home (RHS) Section 515/516 subsidies to tenants and/or owners.
- Low-income use restrictions on Section 236(j)(1) projects are for the full 40-year mortgage term. However, owners have the option to repay the remaining mortgage at the end of the first 20 years.
- FHA-insured mortgages under the Section 221(d)(4) program have no binding use restrictions. The affordability of these projects is governed by the Section 8 contracts maintained on the projects, which are now approved on a year-to-year basis.
- Opt-outs and expirations of project-based Section 8 contracts – Section 8 is a federally funded program that provides for subsidies to the owner of a pre-qualified project for the difference between the tenant's ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt-out of the contract with HUD by pre-paying the remainder of the mortgage. Usually, the likelihood of opt-outs increases when market rents begin to exceed the contract rents.

- Other – Expiration of the low-income use period of various financing sources, such as Low-income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CHFA), Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds and redevelopment funds. Generally, restrictions on projects financed by bonds expire in accordance with the “qualified project period,” or when the bonds mature. The qualified project period in Oroville’s bond-financed multifamily properties is 15 years. Density bonus units expire in either 10 or 30 years, depending on the level of incentives. Also, properties funded through the Redevelopment Agency generally require an affordability term of 20 years.

2.2.g Inventory of At-Risk Rental Housing Units

There is one assisted housing project in the City of Oroville that is “at risk” during the current Housing Element period.

- The Oroville Apartment housing project was financed by an USDA/Rural Development (formerly Farmer’s Home Administration) Section 515 loan. As this Housing Element update is being prepared, the HPD Oroville LP has requested and received verbal approval from the California Statewide Communities Development Authority for \$2 million to acquire and rehabilitate the project. Approval of the requested funding will preserve affordability for these 62 units for another 55 years.

The current “at risk” listing from the California Housing Partnership Corporation lists Oroville’s Park Place Apartments as being in the process of opting-out. However, this apartment complex was purchased by the Housing Authority of Butte County in 2001, which means the units have been preserved for affordable housing.

2.2.h Cost Analysis

In order to provide an analysis of the cost of preserving the affordability of “at-risk” units, it is necessary to establish the relative costs for rehabilitation, new construction or tenant-based rental assistance.

2.2.h (1) Rehabilitation

The factors used to analyze the cost to preserve at-risk housing units include the cost of acquisition, rehabilitation, and financing. The figures presented in Table 46 are estimates, since actual costs will depend on the condition, size, location, existing financing, and the availability of financing for the actual at-risk units. Local developers provided the information presented in Table 46.

Table 46
Estimated Rehabilitation Costs in the City of Oroville

Fee/Cost Type	Cost per Unit
Acquisition	\$35,000
Rehabilitation	\$25,000
Financing/Other	\$16,000
TOTAL COST PER UNIT	\$76,000

2.2.h (2) New Construction/Replacement

The cost estimates presented in Table 47 are based on recent new apartment construction in Chico, as adjusted for land costs in Oroville. The actual replacement costs for any of the at-risk units will depend on many variables such as the number of units, location, density, unit sizes, on- and off-site improvements, and both existing and new financing.

Table 47
New Construction/Replacement Costs in the City of Oroville

Cost/Fee Type	Cost Per Unit
Land Acquisition	\$45,000
Construction	\$51,000
Financing/ Other	\$40,000
TOTAL PER UNIT COST	\$136,000

2.2.h (3) Tenant-based Rental Assistance

The difficulty in estimating the per-unit cost for tenant-based rental assistance is that there are so many variables, starting with the household income of the family who will occupy the unit. In 2002, the very-low income for a family of four in Oroville was \$36,300. For a household with a \$36,300 annual income, an "affordable" shelter cost would be \$907 a month, of which \$550 would be attributable to rent. If a two-bedroom subsidized "affordable" unit converted to a market rate unit, it would have an estimated rent value of \$500, which is less than the affordability range of the 4-person very-low income household. In this situation, tenant-based rental assistance would not be required.

2.2.i. Preservation Resources

Efforts by the City to preserve the affordability of low-income housing will necessarily involve two basic types of resources: organizational and financial. Qualified, non-profit entities need to be made aware of the future possibilities of units becoming "at risk." Groups with whom the City has an on-going association are the logical entities for future participation. A list of potential organizational preservation resources is provided in Attachment 4.

2.2.j. Strategies to Retain Affordable Units

The following is a list of potential financial resources that play a role in the City's overall financial plan to deal with retaining affordable units. The number and availability of programs to assist cities and counties with increasing and improving their affordable housing stock is limited and public funding for new projects is unpredictable. The following list describes local, State and federal programs.

- **Home Investment Partnerships Program (HOME):** The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act, which was enacted on November 28, 1990. The City of Oroville competes for funds through the State Department of Housing and Community Development Small Cities Program. The City generally uses these funds for their First Time Homebuyer Down Payment Assistance Program, but housing preservation is an eligible activity. Other permitted activities include acquisition, rehabilitation, construction, and rental assistance.
- **Multifamily Housing Program (MHP):** The MHP program provides funds for new construction and preservation of permanent and transitional housing for lower income households. Funding is being made available through the Proposition 46 Housing Programs. Eligible applicants include local public agencies, for-profit and non-profit developers and corporations, limited equity housing cooperatives, individuals, Indian reservations and rancherias, and limited partnerships in which an eligible applicant or an affiliate of the applicant is a general partner. It is anticipated this program will help preserve 586 existing affordable units.
- **Preservation Interim Repositioning Program (PIRP):** The purpose of this program is to preserve assisted rental housing at risk of conversion to market rate use. Funding is being made available through the Proposition 46 Housing Programs. The State Department of Housing and Community Development Department will make one short-term loan to a single non-profit entity, which may then use the loan proceeds to either purchase the at-risk developments or provide financing to another qualifying entity for the at-risk rental units. If the non-profit selected by HCD elects to fund a lending program, other non-profits, for-profits, and public agencies may be eligible to apply for assistance from that entity.
- **Preservation Opportunity Program** will provide supplemental financing for at-risk subsidized rental developments receiving bond financing from CalHFA. Funding is made available through the Proposition 46 Housing Programs and the initial NOFA is due out in the spring of 2003.
- **Mobilehome Park Resident Ownership Program (MPROP)** finances the preservation of affordable mobilehome parks by conversion to ownership or control by resident organizations, non-profit housing sponsors, or local public agencies. Funding is made available through the Proposition 46 Housing Programs.
- **Community Development Block Grant (CDBG) Funds:** The City of Oroville participates in the State of California Small Cities Community Development Block Grant programs. The City has been very successful in obtaining annual awards, which have been used for the development and rehabilitation of affordable housing. Preservation is an eligible activity, but the City must have sufficient notice of need in order to apply for funds during the annual application period.

- **Redevelopment Agency Tax Increment Funds:** The City of Oroville has tax increment funds that could be made available for preservation of low- and moderate-income housing.
- **Community Reinvestment Act (CRA):** Federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries annually evaluate the credit needs of public projects in communities where these institutions operate. Part of the City's efforts in developing preservation programs will be to meet with local lenders – many of whom may already participate in the City's First Time Home Buyer Program - to discuss future housing needs and applicability of the Community Reinvestment Act. Although the investment community is an unpredictable resource, it is important to establish a working relationship for future problem solving.
- **Low-income Housing Tax Credit Program (LIHTC):** The LIHTC Program provides federal and State tax credits to private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 30 years. Tax credits may also be utilized on rehabilitation projects, contributing to the preservation program.

The LIHTC Program begins when developers and investors apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis at varying times. Compliance is monitored according to Internal Revenue Service rules and regulations.

- **The Urban Predevelopment Loan Program** is administered by HCD and it provides funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs. At the time this Housing Element update was being prepared, this program had not been funded by HCD.

In addition to maximizing use of available financial resources, the City of Oroville will develop the following procedures for monitoring and preserving at-risk units in accordance with Programs 4-4-1A, C, D, E, and F of this Element:

- Monitor the Risk Assessment report published by the California Housing Partnership Corporation (CHPC).
- Maintain regular contact with the local HUD office regarding early warnings of possible opt-outs.
- Maintain contact with the owners and managers of existing affordable housing to determine if there are plans to opt-out in the future, and offer assistance in locating eligible buyers.
- Develop and maintain a list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers.
- Ensure that all owners and managers of affordable housing are provided with applicable State and federal laws regarding notice to tenants of the owner's desire to opt-out or prepay. State law requires that owners provide a 12-month notice to tenants.

2.2.k. Residential Zoning and Density

The housing industry always responds to market demand. The City is in the process of identifying specific actions that must be taken to both encourage and manage new residential development. Among those actions is revising the City's General Plan to create a residential land use category that provides for an intermediate maximum residential density of approximately 12 units per acre (see Program 2-1-1B of this Element). Currently, Oroville's General Plan residential land use categories allow only 6 units per acre for medium density, and 20 units per acre for high density. Some properties that have long been zoned to allow 12 units per acre (R-2 zone) or even 20 units per acre (R-3 and R-P zones), as described in Table 48 below, currently have a General Plan designation that only allows 6 units per acre (see Table 52 and Program 2-1-1C for examples and additional information). Creation and use of a General Plan designation that allows up to 12 units per acre will allow the City to more fully utilize the development potential of properties already zoned – but ineffectively so – for intermediate density residential uses.

Conversely, in 1995 the City amended the General Plan designation of some properties to allow high density residential uses (up to 20 units per acre) in new locations throughout the City -- but the zoning of some of those properties was "R-1" or "N-C" (commercial) at that time, and the City never amended the zoning to actually allow development of the high density residential uses. Examples of the inconsistent Zoning/General Plan Map combination appear in Table 52. The City is committed to correct that constraint during this Housing Element period, as is explained in Program 2-1-1C.

Another priority unrelated to the current inconsistency between Oroville's Zoning and General Plan Maps is to amend zoning regulations to include a density bonus program (see Program 2-1-1A).

The City of Oroville's zoning regulations provide nine residential zones with single-family detached housing densities that range from one dwelling unit per 10 acres to six units per acre. The 3 multifamily zones allow densities ranging from 6 to 20 dwelling units per acre "as of right," without a density bonus, provided the underlying General Plan Diagram designation allows the same maximum density (see explanation and reference to Programs, above). The range of potential densities can be more effectively utilized (particularly the intermediate-range density of 12 units per acre) when the range of General Plan densities is expanded in accordance with Program 2-1-1B.

Zoning districts specify minimum lot size, permitted uses, conditional uses, building height, setbacks for front, side and rear yards, and other site development standards (see Table 48 below, and Section 2.3.a (3) of this Element). Zoning districts promote the health, safety, and welfare of the residents. Oroville's single-family zoning districts have minimum lot sizes ranging from 6,000 square feet to 10 acres. The minimum lot size for multifamily zoning districts is 6,000 square feet (for an interior lot), and agricultural zoning districts have minimum lot sizes of 2, 5 and 10 acres. These requirements were adopted through the public hearing process and reflect the minimum standards determined to be necessary for protection of the public.

Table 48
Oroville's Zoning Categories and Maximum Allowable Density

Zoning Category	Homes per Acre *
Hillside Residential – HR	1 dwelling unit per two acres
Suburban Residential – SR	4 dwelling units per acre
Suburban Residential ½ - SR½	2 dwelling units per acre
Suburban Residential One Acre – SR-1	1 dwelling unit per acre
Residential Large Lot – RL-1	4 dwelling units per acre
Single Family Residential – R-1	6 dwelling units per acre
Medium Density Multifamily – R-2	12 dwelling units per acre
High Density Multifamily – R-3	20 dwelling units per acre
Residential-Professional – RP 20	20 dwelling units per acre
Agricultural Residential – AR-2	1 dwelling unit per two acres
Agricultural Essential – AR-5	1 dwelling unit per five acres
Agricultural Residential – AR-10	1 dwelling unit per ten acres
* Maximum number of units, all allowed “as of right,” meaning without special zoning permits, providing General Plan Diagram designation allows the same density. See the explanation, and referenced Programs for this Housing Element period, in the text above.	
Source: City of Oroville zoning regulations, December 2002	

The PD (Planned Unit Development) zone, which is strictly an “overlay” zoning district that can be combined with any zoning district listed in Table 48, above, allows a density based on the underlying zoning designation (which is supposed to be consistent with the density allowed by the General Plan Diagram designation for the site, and which will be the case upon implementation of Programs 2-1-1B and 2-1-1C). In a PD zone, development may be a combination of uses including multifamily, and it is possible to vary from many of the standards of the primary zoning district, including the minimum lot area requirement (Table 54 in Section 2.3.a (3) identifies development standards for the residential zoning districts listed in Table 48).

The City has adopted local subdivision regulations that implement the requirements of the State Subdivision Map Act. The local regulations set forth the rules and requirements for the division of real property. The City has limited discretion when acting on a subdivision map. Other than implementing the State Map Act requirements, the City primarily ensures that the proposed subdivision complies with the requirements of the California Environmental Quality Act, and is consistent with the City's General Plan policies and zoning regulations (as described in Sections 2.3.a (2) and 2.3.a (3)).

Historic development trends indicate that the maximum density potential of a property's land use designation is rarely utilized in single-family or multifamily residential projects. Two new single-family subdivisions were approved in late summer, 2003, and both created only half the number of lots allowed by the land use designations of the project sites. The two sites being subdivided had topographic constraints, and neither subdivider chose to cluster the lots to utilize allowable density. Developers indicate that there is little demand in Oroville or its surrounding rural area for small lots.

The City also approved a site plan for a new multifamily project in late summer, 2003. The site was zoned to allow the proposed development, so no discretionary approvals were required.

The developer of the multifamily project applied for tax credit assistance and has evidently received approval for the application. This project proposes 61 units on a site that has a maximum allowable density of about 95 units. The buildings will be 3-story, which is permitted but unusual in Oroville; and, although the City of Oroville does not require any such amenities for multifamily development, the project will include a swimming pool and recreation room. For planning purposes, Table 52 (in Section 2.2.n) reflects these historic "less than maximum density" residential development trends. Table 52 describes the potential number of new units that could be constructed on the listed "available residential sites" as being about two-thirds the maximum number that the land use designation of those sites actually allows.

2.2.1 On- and Off-Site Improvements

For both residential and non-residential projects the City requires on-site improvements. At least 50 percent of the area of parking lots that provide more than five spaces (such as parking lots for multifamily projects) must be shaded by carports and/or landscaping (trees must achieve the required shade within fifteen years). Additional landscaping or fencing is required around any perimeter of a parking lot (for more than 5 cars) that fronts on a street or borders another property. Other on-site improvements include curb, gutter, sidewalks, underground drainage facilities, paved streets, street trees, and water and sewer service. Such improvements are required as part of a building permit for most types of "new" development (new construction on an existing lot), and for improvements to existing uses that exceed \$25,000 in value. The improvements are also required in new subdivisions, and they may be required as part of an approval for a new or modified use permit.

- Curbs/gutters and drainage facilities direct storm and runoff water out of residential developments. Rolled curbs are standard in residential areas.
- Sidewalks provide safety for pedestrians.
- Street trees (15-gallon size) must be planted on approximately 20 to 30-foot centers, with variation allowed for species of tree (height and spread at maturity) and placement of driveways, utility poles, etc. Shade from trees along streets and in large parking lots enhances air quality and provides relief from heat generated by extensive paved surfaces.
- Standard residential street right-of-way is 60 feet, which includes 40 feet of paving. Pavement creates an all-weather roadway, facilitates roadway drainage and reduces dust. It also produces a high speed circulation system and facilitates relatively safe traffic movement. Roadways are classified in the City according to traffic needs.
- Water service is necessary for a constant supply of potable water. Sewer service is necessary for the disposal of liquid waste. These services allow for the development of much higher residential densities.

Approval of a new subdivision may also be conditioned upon construction of off-site improvements to extend existing services to the developing site, and/or to ensure that capacity to serve the new lots exists in the public water, sewer, drainage and street systems in particular. These on- and off-site improvements promote the health, safety and general welfare of the public.

2.2.m. New Construction Needs

The Butte County Association of Governments (BCAG) develops the Regional Housing Needs Assessments (RHNA) for the cities of Biggs, Chico, Gridley, Oroville, the Town of Paradise, and for Butte County. The purpose of the RHNA is to allocate to the cities and County their "fair share" of the region's projected housing need by household income group for the 7-1/2 year Housing Element planning period (2001-2008). BCAG used a demographic-based methodology that included income groups, housing condition, population growth, household growth, and housing units.

BCAG does not set housing policy. The RHNA allocation targets are not building requirements, but goals for each jurisdiction to accommodate through appropriate planning policies and land use regulations.

Table 49

**Regional Housing Needs Assessment for all Butte County Jurisdictions
For 2001-2008**

Jurisdiction	Initial Distribution Housing Needs	Replacement Need Adjustment	Share of Regional Housing Needs
City of Biggs	56	9	65
City of Chico	9,181	298	9,479
City of Gridley	349	28	377
City of Oroville	1,285	100	1,385
Town of Paradise	1,323	179	1,502
Unincorporated	4,813	772	5,585
County Total	17,007	1,386	18,393

Source: Butte County Regional Housing Assessment Needs Plan for 2001-2008, January 2003

Table 50

Basic Construction Need By Income Group for City of Oroville

Income Range	Number of Units *	Percent of Units *
Very-Low Income	296	21%
Low Income	248	18%
Moderate Income	156	11%
Above-Moderate Income	684	49%
TOTAL	1,385	100%

* Totals are slightly skewed by rounding.

Source: Butte County Regional Housing Needs Assessment Plan for 2001-2008, January 2003

2.2.n. Available Residentially Zoned Land

As part of the 2003-2008 Housing Element update, an analysis of the residential development potential of vacant land in the City of Oroville was completed using the City's Planning Division geographic information system (GIS) database. The analysis presented in this section is based (and relies) upon implementation of Programs 2-1-1B and 2-1-1C (as described in this Element) to reconcile inconsistencies between the City's Zoning Map and General Plan Map. The inconsistencies are described in Section 2.2.k, above, as follows:

The City is in the process of revising the General Plan to create a residential land use category that provides for an intermediate maximum residential density of approximately 12 units per acre (see Program 2-1-1B of this Element). Currently, Oroville's General Plan residential land use categories allow only 6 units per acre for medium density, and 20 units per acre for high density. Some properties that have long been zoned to allow 12 units per acre (R-2 zone) or even 20 units per acre (R-3 and R-P zones), as described in Table 48, currently have a General Plan designation that only allows 6 units per acre (see Table 52 and Program 2-1-1C for examples and additional information). Creation and use of a General Plan designation that allows up to 12 units per acre will allow the City to more fully utilize the development potential of properties already zoned – but ineffectively so – for intermediate density development.

Conversely, in 1995 the City amended the General Plan designation of some properties to allow high density residential uses (up to 20 units per acre) in new locations throughout the City -- but the zoning of some of those properties was "R-1" or "N-C" (commercial) at that time, and the City never amended the zoning to actually allow development of the high density residential uses. Examples of the inconsistent Zoning/General Plan Map combination appear in Table 52. The City is committed to correct that constraint during this Housing Element period, as is explained in Program 2-1-1C.

Table 51, below, provides a summary of acreage and numbers of units that could be constructed on the vacant residentially-zoned land within the City of Oroville. The summary indicates the amount of acreage suitable to accommodate very-low, low, moderate and above-moderate housing, identified by zoning classification allowing single- or multifamily and by unit capacity. The summary described in Table 51 is based upon the site-specific list of vacant land provided in Table 52 (with all lands capable of development to at least the conservative number of units described, upon implementation of Programs 2-1-1B and 2-1-1C of this Element to make Oroville's Zoning and General Plan Maps consistent).

Table 51
Acreage and Units to Meet 2001-2008 RHNA for City of Oroville

Income Category and RHNA	Current Zoning Multifamily ¹		Current Zoning Single Family ²		Current Zoning Total	
	Acreage	Units	Acreage	Units	Acreage	Units
Very Low 296 units	60	498			60	498
Low 248 units	60	498			60	498
Moderate 156 units			272	946	272	946
Above Moderate 684 units			272	946	272	946
TOTAL 1,385 units	120	996	544	1892	664	2,888
¹ Oroville's zoning regulations allow single-family homes to be constructed in multifamily zones. Apartments for moderate and above-moderate income households may be constructed in multifamily zones. ² Homes for very-low and low-income households may be constructed in any of Oroville's single-family zoning districts. Source: City of Oroville Planning Division Geographic Information System Database, 2003						

Inconsistencies between the Zoning and General Plan Map designations of some sites are apparent in the site-specific listing of available properties provided in Table 52, below. However, the information provided in Table 52 regarding the potential number of new homes that can be constructed on available land demonstrates that, upon implementation of Programs 2-1-1B and 2-1-1C to reconcile the land use conflicts, there will be more than enough land available to allow development of housing to meet Oroville's RHNA goals for all income groups.

Careful review of Table 52 also reveals that the listed potential number of new housing units that could be developed for each site / category (upon implementation of Programs 2-1-1B and 2-1-1C) is intentionally at least one-third less than the maximum density that will actually be allowed in the applicable zoning and General Plan district. The conservative listing of the potential "build-out" density on a site is used for planning purposes as a "reality check" in accordance with a General Plan policy adopted in 1995 (see the explanation provided in footnote number "5" to Table 52).

By using a conservative number for potential new housing units, Table 52 demonstrates two important facts:

1. Upon implementation of Programs 2-1-1B and 2-1-1C, Oroville has more than enough available vacant land to meet the City's RHNA goals, even if the listed sites are not developed to their full allowable density.
2. It is reasonable to expect that up to two-thirds of allowable housing density can be constructed on properties having some environmental constraints. Therefore, the

development potential described in Table 52 is a reasonable estimate, even though some of the listed sites may include a riparian corridor, a cluster of oak woodland, or some other topographical constraint described in Section 2.3.b of this Element.

The list of specific sites provided in Table 52 indicates that land currently designated by either the Zoning or General Plan Map for multifamily uses (upon implementation of Programs 2-1-1B and 2-1-1C of this Element to make the Zoning and General Plan Maps consistent) can accommodate more than 996 new multifamily units, which is more than sufficient to meet the City's combined very-low and low-income housing RHNA target of 544 units.

Because of the cost of multifamily construction, it is not unusual for a developer to require money from four or more sources (City, Redevelopment Agency, State Programs such as HOME or CDBG, and tax credits). The processing and planning (unrelated to the City's land use regulations) for a project of this complexity takes six months to a year, which gives the City time to implement Programs 2-1-1B and 2-1-1C to make the Zoning and General Plan Maps consistent, and/or work with a potential developer to assure that the necessary land use designations are in place for other appropriate sites. However, as noted throughout this report, a high priority for the City is to make single-family homes available to as many low-income households as possible through mortgage and down payment assistance. Single-family homes for low-income families can be located in any residential zone.

The second half of Table 52 indicates that another 544 acres of residentially zoned land within the City will accommodate up to 1,892 new single-family housing units. Footnote 5 to Table 52 explains that the actual number of units allowed on the sites is about one-third more than the conservative numbers that are listed.

There are many other smaller vacant properties within the City that are not listed in Table 52, but are zoned to allow subdivision for potential construction of hundreds of additional single-family housing units. Also, in December, 2002, there were approximately 492 vacant lots in the City that are zoned to allow construction of one new single-family home on each lot. At least half of these lots are part of improved subdivisions that became mired in bankruptcy during the recessions of the 1980s and 1990s. In early 2003, developers have taken significant steps to clear obstacles to construction of homes in these subdivisions.

The capacity for development of 2,888 new housing units within the City upon implementation of Programs 2-1-1B and 2-1-1C of this Element and as described in Table 52, exceeds the City's RHNA target total of 1,385 units by 108 percent. And as footnote 5 to Table 52 explains, the actual number of units allowed on the sites is at least one-third more than the conservative numbers that are listed.

A map identifying the location of vacant sites listed in Table 52 is included as Attachment 5.

Table 52 (continued on next page)
City of Oroville - Available Vacant Land

Multifamily Sites

Assessor's Parcel #	Site # ¹	Zoning Map ²	General Plan ³	Acres ⁴	Est.# Homes ⁵	Location of Site
035-240-044	1	R3	RHD	1.99	24	Mitchell at Feather River Blvd
031-110-029	2	R1 (R3)	"	17.00	204	Table Mtn Bl/Grand @ Rio Vista
031-020-030	3	R2	"	40.18	160	Nelson Ave near school
031-053-073	4	NC (R3)	"	0.59	6	Nelson Ave east of Table Mt Bl
031-053-076	4	NC (R3)	"	0.59	6	"
031-053-070	4	NC (R3)	"	1.15	12	"
031-053-074	4	NC (R3)	"	0.62	7	"
031-053-071	4	NC (R3)	"	0.46	5	"
031-053-072	4	NC (R3)	"	0.40	4	"
031-053-069	4	NC (R3)	"	0.64	7	Table Mt Bl north of Nelson Ave
031-053-067	4	NC (R3)	"	0.97	11	Mono Ave at Table Mtn Blvd
031-053-068	4	NC (R3)	"	1.14	12	Table Mt Bl at Mono Ave
031-053-075	4	NC (R3)	"	0.62	7	Nelson Ave east of Table Mt Bl
013-290-026	5	R2 (R3)	"	9.00	111	Foothill Bl so of Oro Quincy Hwy
036-410-027	6	R2	"	10.43	93	Foothill Bl east of Butte Sub.
013-290-039	7	RP	"	7.03	84	Executive Park Dr, south lot
013-290-027	8	R2 (R3)	"	7.00	84	Foothill Bl south of Olive Hwy
031-020-041	9	R2	RMD *	8.00	48	Nelson Ave west of SR 70
031-100-008	10	R1 (R3)	RHD	5.00	72	Grand Ave west of SR 70
031-051-060	11	R2	RMD *	6.74	39	Mono Ave, north side
Totals				119.55	996	

Source: City of Oroville Planning Division Geographic Information System Database, 2003

¹Ten sites are listed as number "4" because they form a contiguous block and could easily be merged.

² For a description of the residential zones, see Table 48. "NC" refers to Neighborhood Commercial and "U" refers to Unclassified. A use permit is required for residential uses in NC and U zones. In accordance with Program 2-1-1C of this Element, the City proposes to amend the zoning of some sites (see zoning in parenthesis) to match the density already allowed by the General Plan.

³ RHD is Residential High Density (maximum of 20 units per acre). RMD is Residential Medium Density (maximum of 6 units per acre). RLD is Residential Low Density (maximum of 2 units per acre). ECS is an Environmental Conservation/Safety overlay that identifies areas with some steep slopes. In accordance with Program 2-1-1B, the City proposes to adopt a General Plan residential land use category that allows development of up to 12 units per acre and apply it to the sites numbered 9 and 11 (see *), which will allow those sites to be developed to the density allowed by the current "R-2" zoning designation.

⁴The actual acreage of the site may be greater. The listed acreage is conservative.

⁵The listed number of units is less than the maximum number of units allowed by land use designations. Instead, the listed number is based upon the listed acreage for the site "times" Oroville's General Plan "average" density for each land use category. The actual maximum density allowed "as of right" is described in note number "3" to this Table. However, Table 3.10A of Oroville's Land Use Element specifies that for purposes of estimating a realistic "build-out" capacity, the following "average" density should be used for each land use: 12 for RHD, 4 for RMD, and 1 for RLD. Therefore, each site could actually be developed to at least one-third more units than the entry in the table for that site. For some sites, an even lower estimate of density has been used. Because some properties have topographic constraints that may impede development to the maximum density, use of a conservative estimated density may provide a more realistic estimate of actual future housing production.

Table 52 continued
City of Oroville - Available Vacant Land

Single-Family Sites

Assessor's Parcel Number	Site # ¹	Zoning Map ²	General Plan ³	Acres ³	Est. # Homes ⁵	Location
031-020-043	12	R1	RMD	56.55	226	Nelson Ave, north side
030-120-065	13	R1	"	3.00	12	18 th Street near Biggs Ave
030-120-040	14	R1	"	4.56	18	"
030-120-039	15	R1	"	5.18	20	20 th Street north of Biggs Ave
030-490-071	16	R1	"	6.50	26	"
030-120-060	17	RL1	"	4.00	16	Grand Ave near Forebay
030-230-103	18	RL1	"	26.50	106	"
030-120-052	19	RL1	"	4.40	18	Feather Ave near 22 nd St
030-230-102	20	RL1	"	32.70	130	Grand Ave near Forebay
030-260-021	21	R1	"	18.84	75	OroDam Bl west of golf course
030-260-026	22	R1	"	19.09	76	"
031-172-053	23	U	"	6.36	25	4 th St south of Nelson Ave
031-130-025	24	R1	"	5.03	20	Oro View (south of Grand Ave)
031-070-051	25	R1	"	5.84	20	West side of Diversion Pool
031-070-086	26	R1	"	11.98	44	"
031-070-085	27	R1	"	10.94	41	"
031-070-091	28	R1	"	22.08	88	Garden Dr at SR 70
031-030-031	29	R1	"	71.83	284	Table Mt Blvd at Garden Dr
036-390-006	30	R1	"	6.32	25	Foothill Bl east of Brookdale Av
036-390-007	31	R1	"	9.30	36	Foothill Bl at Brookdale Ave
036-390-067	32	R1	"	10.06	40	Foothill Bl west of Brookdale Av
036-403-029	33	R1	"	8.35	32	Brookdale at Oro Garden Ranch
036-410-026	34	R1	"	33.99	136	Oro Garden Ranch
036-410-025	35	R1	"	11.63	46	Foothill Bl at City limits
068-100-054	36	SR½	ECS/RMD	14.00	14	Ford Ave south of OroDam Bl
068-100-009	37	R1	RMD	9.00	36	OroDam Bl at Ford Ave
068-040-050	38	R1	"	8.00	32	Glen Dr south of OroDam Bl
068-040-049	39	R1	"	5.00	20	Glen Dr at OroDam Bl
068-100-039	40	R1	"	9.00	36	Glen Dr south of OroDam Bl
068-040-051	41	SR½	RLD	20.96	20	Glen Dr east side
068-040-052	42	SR½	"	21.60	21	Glen Dr east side
068-040-074	43	SR½	RMD	10.36	20	OroDam Bl near Limelight Dr
068-040-073	44	SR½	"	9.70	19	"
068-040-075	45	SR½	"	10.13	20	"
068-050-055	46	SR½	"	12.55	24	Lemon Hill Dr area
033-370-023	47	SR	"	13.78	52	Highlands Bl, east side
033-360-068	48	R1	"	4.87	18	Acacia Ave north of OroDam Bl
Totals				544.98	1,892	

Notes are at the end of the previous page.

Source: City of Oroville Planning Division Geographic Information System Database, 2003

Table 53 demonstrates that Oroville's three local domestic water providers and the regional wastewater treatment facility that serves the Oroville area have capacity to support more new residential development that is anticipated by RHNA allocation to the City of Oroville (as described in Table 50).

Table 53

Capacity of Oroville's Domestic Water and Wastewater Treatment Service Providers

Agency	Service Area	Production /Treatment Capacity in du/equiv ⁵	Financing for Expansion of Production /Treatment Capacity	Source of Water	Remaining Entitlement
California Water Service Co ¹	Old City Core and closest part of eastern foothills	1,055	Yes, by connection fees	Wells (30%) & surface: PG&E (>60%) & State Water Project (<10%)	Wells: no limitation; Surface – PG&E, uncertain; SWP, 80%
South Feather Power & Water ²	Far eastern and southern City and Sphere	1,700	Yes, by connection fees	Feather River	90%
Thermalito Irrigation District ³	North and west of Feather River	250	Yes, by connection fees	Feather River	75%
Sewerage Commission -Oroville Region ⁴	All City of Oroville and its Sphere of Influence	7,000 dwelling unit equivalents	yes, by connection fees	not applicable	not applicable

¹ In addition to serving residential users, Cal Water serves most of Oroville's commercial and industrial uses. Source: Report from CalWater engineering to Manager Gary Alt, November, 2003.

² Source: E-mail from George Barber, Water Division Manager, 9/29/03.

³ Source: Personal communication with Mike Edwards, Thermalito Irrigation District, 10/02/03.

⁴ Source: Memo from Felicia Haslem, City of Oroville Assistant Civil Engineer, 9/11/03

⁵ du/equiv means "dwelling unit equivalent," or the equivalent of connecting one single-family home to the system. Typically, multi-family dwelling units use slightly less capacity, and non-residential uses use more.

2.3 CONSTRAINTS, EFFORTS, AND OPPORTUNITIES

The purpose of this section is to analyze potential and actual governmental and non-governmental constraints on the maintenance, improvement and development of housing in the City of Oroville. A discussion of the City's efforts to remove constraints and to promote energy conservation is included.

2.3.a. Governmental Constraints

Actions or policies of numerous governmental agencies, whether involved directly or indirectly in the housing market, can impact the ability of the private sector to provide adequate housing to meet consumer demands.

Local governments exercise a number of regulatory and approval powers which directly impact residential development within their respective jurisdictional boundaries. These powers establish the location, intensity, and type of units that may or may not be developed. A city's general plan, zoning regulations, project review and approval procedures, development and processing fees, utility infrastructure, public service capabilities, and development attitudes all play important roles in determining the cost and availability of housing opportunities in that city.

2.3.a (1) State and Federal Policy

The impact of federal monetary policies, and the budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing industry. Local or state government compliance or the enactment of sanctions (sewer connection or growth moratoriums) for noncompliance with the federal Clean Air and Water Pollution Control Acts can impact all types of development.

State agencies and local government compliance with state statutes can complicate the development of housing. Statutes such as the California Environmental Quality Act and sections of the Government Code relating to rezoning and general plan amendment procedures can also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints that cannot be altered by local governments.

2.3.a (2) Oroville's General Plan

In terms of land use controls, the General Plan is of paramount importance. This policy document not only establishes the location and amount of land that will be allocated to residential development, but also establishes the intensity of development (in terms of unit densities and total number of units) that will be permitted. While nearly all components or Elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element that has the most direct influence.

Oroville's current General Plan was adopted in 1995, and much of the detailed background it contains was developed several years before it was adopted. Development policies that most affect residential development are minimal and generally common to all jurisdictions (California's environmental review process requires at least some mitigation for wetlands, riparian corridors and oak woodlands - see Section 2.3.b (1) for a discussion of environmental concerns).

Two types of policies can particularly impact new development: policies that require special open space and/or building design. Oroville has not adopted a parkland dedication requirement for new subdivisions. Instead, many years ago the City established a "parks development" fee that is collected with all building permits for construction of new dwelling units (see Table 56 in Section 2.3.a (4) regarding Oroville's Service Facility fees). The General Plan indicates the City will work with Feather River Recreation and Park District to establish new parks in identified locations, and improve existing parks. And although Oroville's General Plan policies encourage development of design guidelines to protect the City's significant historic resources in the downtown Historical Preservation District, they do not encourage adoption of design guidelines for any other type of development in any other location.

The City's 1995 General Plan Land Use Diagram reflects significant changes to the previously intended use of land within the City and its Sphere of Influence, and the Zoning Map for the City has never been amended to be consistent with those changes. As a result, there are many instances in which parcels have conflicting Zoning Map and General Plan Diagram designations. The City proposes to resolve these conflicts by implementing Program 2-1-1C.

The 1995 General Plan made another significant change in the City's land use policies by reducing the maximum number of housing units allowed in each of the residential land use categories. The maximum allowable high density was reduced from 29 to 20, and the maximum allowable medium density was reduced from 12 to 6. During this Housing Element period, the City proposes to adopt a new land use category that allows an intermediate maximum density between the current medium and high category (see Program 2-1-1B of this Element).

The land use inconsistencies described in this Section are also described and taken into consideration in the information provided in Section 2.2.k (regarding residential zoning and density) and Section 2.2.n (regarding available residentially-zoned land). The City is dedicated to correcting the regulatory difficulties during the current Housing Element period that were created with adoption of its new General Plan in 1995. The City has further committed to provide more sites suitable for development of multifamily housing as described in Program 3-2-1, and to monitor its progress through an annual report to the Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) in accordance with Program 2-1-1C.

2.3.a (3) Oroville's Zoning Regulations

Development and construction standards can impact housing costs. Such standards may include the incorporation of additional design treatment (architectural details or trim, special building materials, landscaping, and textured paving) to improve the appearance of the development. While a developer may include some features (interior and exterior design treatments) as amenities to help sell the product in the competitive market, these features may add to the initial sales price, resulting in an increasingly difficult hurdle for many new homebuyers to overcome.

The City of Oroville's current Zoning Map is not consistent with the 1995 General Plan Diagram, as described in Section 2.3.a (2), above. The consequences of the inconsistencies are also described and taken into consideration in the information provided in Section 2.2.k (regarding residential zoning and density) and Section 2.2.n (regarding available residentially-zoned land). The City is dedicated to correcting these regulatory difficulties during the current Housing Element period that were created with adoption of its new General Plan in 1995. The City has further

committed to provide more sites suitable for development of multifamily housing as described in Program 3-2-1, and to monitor its progress through an annual report to the Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) in accordance with Program 2-1-1C.

Oroville's zoning regulations do not contain any unduly restrictive provisions.

- Design standards: The City has not adopted any design standards or guidelines that apply to any type of new development, although as Program 4-1-1B indicates, the City does propose to develop standards for new construction within the City's downtown historic district, in order to protect the quality of the existing historic residential neighborhood.
- Site plan review process: Oroville's zoning regulations do require that, with the exception of single-family homes and duplexes, all new development (residential and non-residential) must be reviewed by the Development Review Board for consistency with adopted zoning standards (setbacks, parking lots, etc). The Development Review Board has no discretion to deny or place conditions on projects that meet the standards described in this section, and the Board meets on an as-needed basis; therefore, the site plan review process does not take any longer than if it were administered by staff. There is no application fee for the Development Review Board process.
- Building standards: Building height, setbacks, lot areas, lot coverage, and parking are generally within the range of other small cities in the State (see Table 54, below).

Table 54
Zoning Districts: Standards for Residential Development

Zone	Minimum Lot Area	Maximum Building Height (feet) ¹	Minimum Lot Width (feet)	Maximum Lot Coverage (footprint)	Minimum Open Space (feet) ²	Minimum Set-Backs Feet		
						Front Yard	Side Yard	Rear Yard
H-R	2 ac	30	150	(none)	0	30	20	25
S-R	10,000 sf	30	80	40%	0	20	10	25
SR-½	20,000 sf	40	100	(none)	0	20	10	25
SR-1	43,560 sf	40	125	(none)	0	25	10	25
RL-1	8,000 sf	30	80	(none)	0	20	5	25
R1	6,000 sf ³	30	60 ⁴	40% ⁵	0	20	5 ⁶	20 ⁷
R2	6,000 sf ³	35	60 ⁴	50% ⁵	10	20	5 ⁶	20 ⁷
R3	6,000 sf ³	45	60 ⁴	65% ⁵	12	20	5 ⁶	20 ⁷
R-P	6,000 sf ³	45	60 ⁴	65% ⁵	20	20	5 ⁶	20 ⁷

¹ The height limit for all accessory buildings is 15 feet, with approval of a use permit for taller buildings.

² The minimum distance between buildings in any multi-building group.

³ The lot area for corner lots is 7,000 square feet.

⁴ Lot width for corner lots is 70 feet.

⁵ Additional lot coverage is allowed on lots that are less than the minimum required area, in accordance with a formula described in the zoning code.

⁶ The side yard setback for corner lots is 10 feet.

⁷ Rear setback is five feet for lots having less total area than the required minimum.

Source: City of Oroville Zoning Code, December, 2002

- **Parking standards:** Oroville's parking requirements are based upon the proposed use of a site rather than the zoning district within which the use is located. In all residential zoning districts, the City of Oroville requires 2 off-street parking spaces for a single-family home, and 1½ spaces for multifamily housing units, including duplexes. For one-bedroom units rented only to seniors or handicapped individuals, only 1 parking space is required. No required parking spaces can be located within the required front yard; however zoning regulations do not require a garage in any residential development. If more than six off-street spaces are required for a proposed site, landscaping is required to achieve two purposes:
 - 1 At least 50 percent of the parking area must be shaded. Shade can be provided by carports or landscaping, or by a mixture of the two features (shade in parking lots is part of the on-site improvements described in Section 2.2.I).
 - 2 Any perimeter of the parking lot that is adjacent to a street or to another property must have a 48-inch wide landscaped buffer. Alternately, a masonry wall can be used, or a narrower landscaped buffer that includes shrubs of at least 36 inches in height.
- **Landscaping standards:** as noted immediately above, Oroville requires that parking lots for more than 5 cars must provide landscaping.
- **Second dwelling units:** The City allows second dwelling units of up to 1,200 square feet in size without approval of a use permit. The City will comply with all provisions of AB 1866, as described in Programs 2-2-3A and B.
- **Density bonus:** As described in Program 2-1-1A, during this Housing Element period the City proposes to adopt a density bonus incentive program for affordable housing as required by State law.
- **"Family":** As described in Program 2-1-1A, during this Housing Element period the City proposes to review and revise, if necessary, its zoning regulation definition of "family" to include State and federal definitions relating to unrelated adults.
- **Special needs housing:**
 - **Persons with Disabilities (SB 520):** The City of Oroville conscientiously and specifically implements and monitors compliance with SB 520 (Article 10) in the review of its General Plan, zoning ordinances, development codes, construction and reconstruction regulations, and in the development and rehabilitation of multi-family and single-family homes. Oroville conducted an internal review for compliance with "reasonable accommodation" with the following findings:

Supportive multi-family or single-family housing for the disabled is specifically permitted in any residential zone that permits non-designated single- or multi-family housing. All multi-family complexes are required to provide handicapped parking spaces at a rate of one for every 20 non-handicapped spaces. The total number of required parking spaces depends upon the number of units in the complex. The City is flexible and works with the developers of special needs housing and will reduce parking requirements if the applicant can demonstrate a reduced need for parking. The City has no separate restrictions or development standards for group homes or other special needs housing.

The City permits group homes with six or fewer persons in any residential zone without restriction or additional permits. This allows proponents to locate these facilities in any area they can afford without additional development or permit costs. It is a market issue, not a jurisdictional issue.

Group homes with more than six persons are permitted as required by SB520. There are no regulations relating to the siting of special needs housing in relationship to distance or location to one another, except as those required of all residential or commercial projects. Over the last housing element period, a total of 60 units were constructed for senior citizens or persons requiring assistance.

The City of Oroville holds public hearings for every change or amendment to any ordinance, policy, program, procedure, funding, or other similar action. There is no public comment request for the establishment of a group home for six or fewer persons. Applications for group homes of more than six persons are determined at a noticed public hearing before the Planning Commission. Property owners within 300 feet of the site are noticed and may attend and comment.

There are no special conditions for group homes that also provide services if there will be six persons or less in residence, or if the larger facility is located in a commercial zone or civic center. However, if the larger facility is planned in a residential zone, the service component will become a part of the Use Permit process.

Recognizing that some disabled persons may require the assistance of specially trained persons who live with the disabled persons, the zoning ordinance does not differentiate between related and unrelated persons occupying the same residential unit.

All offices of the city of Oroville are handicapped accessible. Disabled applicants are treated with the same courtesy as all applicants. They are provided one-on-one assistance to complete the forms for zoning permits, or other building applications. The City will reasonably accommodate any specific verbal or written request for assistance. Applications for retrofit are processed over-the-counter in the same process as for improvements to any single family home.

The City of Oroville continually reviews its ordinances, policies, and practices for compliance with fair housing laws. The City proposes to revise the definition of "family" to include State and federal definitions relating to unrelated adults, as described in Policy 2-1-1A-2.

Information about building code requirements that affect persons with disabilities is described in section 2.3.a (6) "Building codes and enforcement."

- Farmworkers: A description of housing and services available to farmworkers in the Oroville area is provided in Section 2.1.h (4). Under Oroville's current zoning regulations, housing for farmworkers falls within one of two categories. It could either be typical multifamily housing with independent living unit facilities for each "family" of individuals, in which case it would be allowed with no special permits in "R-2," "R-3," or

"R-P" zones. Alternately, if no independent living facilities were provided it, would fall into the group facility category, subject to the CUP process described in this section.

- Homeless: A discussion of homeless households in the Oroville area is provided in Section 2.1.h (6). The City of Oroville has not adopted specific standards for the development of homeless, emergency, or transitional housing shelters. Such shelters are currently classified as group facilities similar to "rest homes" and "boarding houses," which are specifically permitted in the City's "R-3," "R-P," and commercial zones subject to approval of a Conditional Use Permit (CUP). In accordance with Program 2-1-1A, the City proposes to amend zoning regulations to include emergency shelters, homeless shelters, single room occupancy, and transitional housing within the definition of allowable uses of some zoning districts (making decisions regarding which zones will be amended to allow the described facilities is part of Program 2-1-1A).
- CUPs: Current zoning regulations require that applications for a conditional use permit (CUP) are presented to the Planning Commission for decision at a public hearing. The decision-making process is an objective one. Property owners within 300 feet of the site received written notice in the mail. The notice describes the development proposal and the date, time, and location of the public hearing. Any member of the public may attend the public hearing and comment. The issues to be decided are whether it is possible to improve the selected site to minimum standards, and whether the proposed use and density of development is suitable at the specific location proposed, given surrounding existing uses and infrastructure. For residential development projects, the "classification" of the future residents (i.e. shelter, elderly care, drug rehabilitation facility) is not an issue to be considered. Except for the number of parking spaces required, development standards are generally the same for any given type of facility, regardless of the proposed occupant. The fees for a use permit are listed in Table 55 in Section 2.3.a (4). The time required to process the permit is identified in Table 57 in Section 2.3.1 (5).

2.3.a (4) Local Entitlement Fees and Exactions

Part of the cost associated with developing residential units is related to the fees or other exactions required of developers to obtain project approval. Fees, land dedications, or improvements are required in most instances to provide an adequate supply of public parkland and to provide necessary public works (streets, sewers, and storm drains) to support the new development. While such costs are charged to the developer, most, if not all, additional costs are passed to the ultimate product consumer in the form of higher home prices or rents.

A brief survey demonstrates the generally below average cost in planning fees charged by the City of Oroville. For example, Oroville requires a fee of \$500 for a General Plan amendment, while Paradise, Yuba City, Chico and Butte County charge from \$1,500 to \$2,900 for the same amendment. The same is true for small project fees: the City of Oroville charges \$350 for a Conditional Use Permit, while fees in the other cities surveyed range from \$500 in Marysville to \$1,750 in Yuba City.

The City has completed a study of the effectiveness of its planning fees. The study indicates that almost all fees should be increased in order to assure that critical public services can be maintained as growth occurs. City Council will consider whether to implement fee increases, and Council is most likely to do so in stages.

The City permits group homes with six or fewer persons in any residential zone without restriction or additional permits. This allows proponents to locate these facilities in any area they can afford without additional development or permit costs. It is a market issue, not a jurisdictional issue.

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The City has completed a study of the effectiveness of its planning fees. The study indicates that almost all fees should be increased in order to assure that critical public services can be maintained as growth occurs. City Council will consider whether to implement fee increases, and Council is most likely to do so in stages.

Table 55
Planning Application Fees – Oroville and Surrounding Jurisdictions

ACTIVITY	Oroville Current	Oroville Proposed	Paradise ¹	Butte Co	Yuba City ²	Chico ³	Marysville ⁴
SMALL PLANNING PROJECT							
Preliminary Project Review	0	0	\$350	\$243	0	0	0
Conditional Use Permit	\$350	\$1,805	\$680	\$1,078	\$1,750	\$1,000	\$500
Negative Declaration	0	0	\$600	0	\$500	\$1,100	\$200
Arch/Development Plan Review	0	\$830	\$540	0	\$2,500	\$700	0
Tentative Parcel Map	\$680	\$1,725	\$1,100	\$1,439	\$940	\$3,750	\$765
Zone Change	\$500	\$2,235	\$1,100	\$2,480	\$1,840	\$1,700	\$1,500
Variance	\$250	\$1,725	\$770	\$1,078	\$800	\$1,250	\$400
ACTIVITY	Oroville Current	Oroville Proposed	Paradise ¹	Butte Co	Yuba City ²	Chico ³	Marysville ⁴
LARGE PLANNING PROJECT							
Preliminary Project Review	0	0	\$350	\$243	0	0	0
Conditional Use Permit	\$350	\$1,805	\$1,100	\$1,078	\$1,750	\$1,000	\$500
G P Amendment	\$500	\$2,235	\$1,500	\$2,043	\$2,900	\$1,800	\$2,400
EIR Report Review	\$150	\$3,000	\$2,200	\$3,000	\$850	\$5,150	\$1,400
Arch/Development Plan Review	0	\$830	\$800	0	\$2,500	\$700	0
Tentative Tract Map	\$1,025	\$1,795	\$1,390	\$1,540	\$1,500	\$8,200	\$1,220
Development Agreement	0	\$545	\$500	\$2,315	0	\$3,100	0
Zone Change	\$500	\$2,235	\$1,100	\$2,480	\$1,840	\$1,700	\$1,500
Variance	\$250	\$1,725	\$770	\$1,078	\$800	\$1,250	\$400
¹ Neg Dec is in addition to other fees. EIR is amount plus outside consultant fees. Last update Jan 01 ² Neg Dec is in addition to other fees. Last update 3 or 4 years ago. ³ Neg Dec is in addition to other fees. Real-time billed against a deposit for all fees. Last update 1991. ⁴ Neg Dec is in addition to other fees. Last update July 2002. Source: City of Oroville, Comparison of Fees Report, September 24, 2002							

Table 56
Service Facility Impact Fees – Oroville and Surrounding Jurisdictions
(All Fees in Dollars; Totals May Vary Due to Rounding)

SERVICE FACILITY	Oroville Current ¹		Oroville Proposed ²		Paradise (adopted 01/23/01)		Butte County (adopted 02/06/97)		Yuba City (adopted 09/01/02)		Chico (adopted 10/16/01)		Red Bluff (adopted 07/01/96)	
Single (SF) or Multifamily (MF)	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Law Enforcement /Police	0	0	30	52	154	27	360	252	267	141	80	92	329	82
Fire Suppression /Protection	0	0	39	27	88	27	0	0	337	178	183	166	383	96
Traffic /Circulation	0	0	475	313	1,188	342	595	355	1,612	742	2,325	1,652	1,220	813
Storm Drainage	882	882	1,173	583	1,320	540	510	510	352	352	1,948	1,380	287	58
Sewer Collection	696	696	336	299	0	0	1,805	1,805	0	0	893	893	2,111	0
Gen Government /Administration	0	0	61	61	0	0	0	0	0	0	143	126	335	84
Public Meetings	0	0	0	0	0	0	0	0	362	191	0	0	0	0
Parks Development	677	532	677	532	0	0	1,418	1,418	1,211	639	1,619	1,382	333	83
Total	2,255	2,110	2,791	1,867	2,750	936	4,688	4,340	4,141	2,243	7,191	5,691	4,998	1,215
Other Fees														
Sewer Treatment	1,000	1,000	1,000	1,000	0	0	1,000	1,000	2,508	2,257	2,081	527	0	1,055
Water	2,905	2,905	2,905	2,905	3,332	1,382	2,905	3,356	2,456	1,990	1,582	1,582	1,298	1,298
Total – All Fees	6,160	6,015	6,696	5,772	6,082	2,318	8,593	8,696	9,105	6,490	10,854	7,800	6,295	3,568

1 City of Oroville Water Fees are Thermalito Irrigation District (TID) fees. Sewer connection fees are Sewerage Commission-Oroville Region (SC-OR) fees. City of Oroville Sewer Collection Facilities fee are based on E.D.U. (equivalent dwelling unit). The fee is currently \$696 per unit compared to a recommended fee of \$299 per unit.

2 Paradise does not have a sewer treatment system.

3 In Butte County, most properties are not served by sewer and water services. However, water and sewer services and fees are common in the Oroville area. For comparison purposes, this table uses the TID and SC-OR fees. Lake Oroville Public Utility District fees are \$2,176; South Feather Power and Water fees are \$2,947. Butte County parks fees are the proposed Feather River Recreation and Parks District fees to be collected by Butte Co.

4 Chico stormdrain fee for SF is an average of \$7,247/ac divided by \$3.72 unit/ac; for MF, fee is an average of \$10,905/acre divided by 7.9 units/ac. Circulation fee: SF is \$1,982 for street improvement, \$88 for mtce. equip, and \$255 for bikelanes; MF is 1,370 for street improvements, \$61 for mtce. equip and \$221 for bikelanes. Parks: SF is \$1,426 for general parks and \$193 for Bidwell Park; MF is \$1,205 for general parks and \$177 for Bidwell Park.

5 Red Bluff SF sewer collection fee is \$972 for collection and \$1,139 for sewer recycling. Fees for MF are based upon a quadruplex of four 900 S.F. units on ½ acre.

2.3.a (5) Processing and Permit Procedures

Part of the cost associated with developing residential units is related to the time required to conduct project review and issue land use entitlements. Critics contend that lengthy review periods increase financial and carrying costs, and that fees and exactions increase expenses. These costs are in part passed onto the prospective homebuyer in the form of higher purchase prices or rents.

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. The time allowed for project review and approval must be consistent with that provided by State law. The following chart identifies the most common steps in the entitlement process.

It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports, General Plan Amendments, Rezones, or Variances). Section 2.3.a(4) describes the review process for uses such as emergency shelters.

Also, certain review and approval procedures may run concurrently. Oroville encourages the joint processing of related applications for a single project. As an example, a rezone application may be reviewed in conjunction with the required site plan, a tentative subdivision map, and/or any necessary variances. Concurrent review saves time, money, and effort for both the public and private sector.

Table 57

CITY OF OROVILLE DEVELOPMENT REVIEW AND APPROVAL PROCEDURES

Action/Request	Time	Comments
Environmental Impact Report (Review Fee: \$150)	9-15 Months	CEQA controls processing and review time limits. Accepted by decision-making body
Negative Declaration (Required for most projects) (Fee: None)	2-4 Months	Processing time can be extended if the project has a longer review and approval period. Adopted by decision-making body.
General Plan Amendment (Fee: \$500)	3-6 Months	Requires a public hearing before the Planning Commission and City Council.
Zone Change (Fee: \$500)	3-6 Months	Requires a public hearing before the Planning Commission and City Council.
Parcel Map (Fee: \$680 or \$1,025 depending on project size)	3-6 Months	Requires a public hearing before the Planning Commission. May be referred to City Council for additional review upon appeal.
Tentative Subdivision Map (Fee: \$2,541)	4-6 Months	Approved by Planning Commission after a public hearing with appeal to City Council.
Variance (Fee: \$250)	2-4 Months	Approved by Planning Commission after a public hearing.
Conditional Use Permit (Fee: \$350)	2-4 Months	Approved by Planning Commission after a public hearing.
Architectural/Development Plan Review (Fee: None)	1-2 Months	Approved by Development Review Board at a public meeting.

Source: City of Oroville Planning Division

In late summer, 2003, the City of Oroville Planning Commission approved two residential subdivisions within 3 months of the time each application was complete. One of the subdivisions also required approval of a General Plan Amendment, which City Council approved at the earliest possible meeting, which was held three weeks later. In early summer, 2003, a 61-unit multifamily apartment complex received Development Review Board approval in less than 3 weeks after submitting a complete site plan. The site was zoned to allow the proposed development without special zoning permits, so no Planning Commission or City Council action—with related public hearings—was required. The described planning permit approval time frames are typical for similar projects.

2.3.a (6) Building Codes and Enforcement

Compliance with Building Code standards often adds to the cost of construction, but is seen as necessary to protect the health, safety and welfare of the citizens. Compliance results in greater construction costs up front but ensures that the buildings retain their structural integrity.

The City of Oroville adopted the 2001 California Building Code (UBC) in 2003, and enforces the 1997 version of the Uniform Housing Code and the Uniform Code for the Abatement of Dangerous Buildings.

All offices of the city of Oroville are handicapped accessible. Disabled applicants are treated with the same courtesy as all applicants. They are provided one-on-one assistance to complete the forms for zoning permits, or other building applications. The City will reasonably accommodate any specific verbal or written request for assistance. Applications for retrofit are processed over-the-counter in the same process as for improvements to any single family home.

The City of Oroville continually reviews its ordinances, policies, and practices for compliance with fair housing laws. A recent review resulted in a broadened and revised definition of "family" to include State and federal definitions relating to unrelated adults.

The City is in compliance with all Fair Housing Laws.

The City of Oroville has set valid and responsible building codes for utilization in the City. The City Building Department administers building code and enforcement services. The City has adopted, and the department implements, provisions of the 2001 California Building Code (UBC) in 2003 with no amendments. It does not have any amendments to its building codes that might diminish the ability to accommodate persons with disabilities. During the analysis of potential Governmental Constraints to development, these items were not identified as constraints.

Although there are no mandatory accessibility requirements for single-family homes, City of Oroville processes applications for retrofit over-the-counter in the same process as for improvements to any single family home.

Information about zoning regulations that affect persons with disabilities is described in Section 2.3.a (3) of this Element, as part of the discussion about "special needs housing."

2.3.b. Non-Governmental Constraints

The ability to address the underserved needs of the citizens of the City of Oroville is challenging, especially since so many of the impediments to providing services are beyond the scope of municipal governments. The responsibility for identifying, responding to, and mitigating these needs rests with the variety of agencies providing services.

2.3.b (1) Land Availability / Environmental Concerns

As identified in the City's 1993 Housing Element, there are some constraints to housing development in the City that are purely topographical. Although the cost of site preparation could be affected, most of the constraints identified below will not preclude the actual construction of housing. And because Oroville's "Planned Unit Development" zoning district allows reduction of minimum lot size standards to accommodate clustering of lots and housing, topographical constraints do not necessarily prevent development of a constrained site to the full density allowed by its land use designation.

The physical constraints vary from area to area. The western portion of the City is generally flat with numerous drainage channels that are subject to minor flooding. There are some vernal pools on the west side of the City. In contrast, the area east of the old City is a foothill area, with some areas of old oak woodlands, steep slopes, and riparian corridors.

Through the center of the City, sites may be impacted by noise from State Route 70 and from the Union Pacific Railroad. Most areas of the City are bisected by corridors for high power transmission lines that transport electricity from Oroville Dam to areas all around the City.

Section 2.2.n of this Element, which includes a list of "available vacant land" (Table 52), makes allowances for constraints to development by reducing the number of new homes likely to result from "buildout" to an average density of 4 and 12 units per acre for each site listed instead of the maximum allowable density of 6 and 20 units per acre allowed for "Medium Density" and High Density" residential land uses respectively. This one-third reduction in density for purposes of calculating a more realistic "buildout" is required by Table 3.10A of the Land Use Element of Oroville's General Plan (see footnote 5 to Table 52).

2.3.b (2) Availability of Financing

Funding limitations exist at all levels. The private market influences the selling and rental prices of all types of housing. This includes existing and new dwelling units. While actions within the public sector play important parts in determining the cost of housing, the private sector affects the residential markets through such mechanisms as supply costs (i.e., land, construction, financing) and value of consumer preference.

The cyclical nature of the housing industry is one of the constraints to affordable housing development. Housing production can vary widely from year to year with periods of above-average production followed by periods of below-average production. Fluctuations are common in most industries, but appear to be more dramatic in the homebuilding sector because of the susceptibility of the industry to changes in federal fiscal and monetary policies. Housing development in Oroville has been slow with only 58 units a year being constructed in the City since 1992 (see Table 36).

One of the significant components to overall housing cost is financing. After decades of slight fluctuations in the prime rate, the 1980's saw a rise in interest rates, which peaked at approximately 18.8 percent in 1982. As the decade closed and the economy weakened, the prevailing interest rate was around ten percent. The decade of the 1990's saw interest rates drop dramatically. Through 2002, the rates on a 30-year fixed rate mortgage have varied between just below six percent and eight percent. And in the late spring of 2003, and for the first time since the 1960's, some mortgage rates have fallen below six percent.

According to data in Table 40 (see previous section), the median price for a single-family home sold in 2002 in the City of Oroville was \$72,000. Assuming a 10 percent down payment, and a 30-year fixed rate mortgage, the Principal-Interest-Taxes-Insurance (PITI) payment can be estimated to \$785 at six percent interest rate and \$1,108 for an 11 percent interest rate. These monthly payments are affordable for households with incomes between \$34,000 and \$47,300 (See Table 39 in previous section). In 2003, an estimated 16.8 percent of the households in Oroville have incomes of \$34,000 or greater. About 820 households can afford the typical single-family home despite fluctuations in the interest rate.

Additional information about the relationship between housing costs and affordability is described in section 2.2.e. of this Housing Element.

2.3.b (3) Cost of Land

The cost of raw, developable land has a direct impact on the cost of a new home and is, therefore, a potential non-governmental constraint. The higher the raw land costs, the higher the price of a new home. Normally, developers will seek to obtain city approvals for the largest number of lots obtainable on a given parcel of raw land. This allows the developer to spread the costs for off-site improvements (i.e., streets, water lines, etc.) over the maximum number of lots.

Currently, raw residentially-zoned land ready for development sells for \$60,000-\$90,000 per acre in the City of Oroville. Finished lots range from \$35,000 for a typical 6,000 square foot residential parcel up to approximately \$100,000 for larger custom home parcels.

As the availability of vacant residential land becomes scarcer over time, the cost of the City's vacant land will increase. However, with the amount of currently vacant residentially-zoned land, it will be several years before scarcity adversely affects land costs (see Table 52). As a general rule, if the land cost component in the City of Oroville remains within 35 percent, then the availability of land should not pose a significant constraint on the development of housing for all income groups.

2.3.b(4) Cost of Construction

The costs of labor and materials have a direct impact on the price of housing and are the main components of housing costs. Residential construction costs vary greatly depending upon the quality, size, and the materials being used. In 2002, construction costs are on average \$63.30 per square foot for single-family units.

Product design and consumer expectations also influence the types and styles of units being constructed in this area. Today's new homes are quite different than those produced during the 1960's. Numerous interior and exterior design features (larger master bedroom suites, microwave ovens, trash compactors, dishwashers, wet bars, decorative roofing materials, exterior trim, and architectural style) make it difficult to make direct comparisons in costs over the years. In a highly competitive market, many consumers consider these "extra touches" as necessities when buying a new home. While the basic shelter or "no frills" house has met with varying degrees of consumer acceptance, the high costs of homeownership may lead to a return to less complicated designs.

2.3.c. Constraint Removal Efforts

The City of Oroville has instituted or will institute a number of actions aimed at reducing the impact of the public sector role in housing costs. Those actions are described below:

- Concurrent Permit Processing. The City's processing policies regarding "piggyback" or concurrent review of related applications for a single project reduce overall time and costs.
- Development Incentives. Oroville does not currently have a Density Bonus Ordinance for use by developers of low and very-low income housing units. It will adopt such an ordinance, pursuant to State law, by the first quarter of 2004 in accordance with Program 2-1-1A. Further cost reductions occur in the form of increased densities and concessions, such as flexibility in site development standards and zoning code requirements, financial aid from the Redevelopment Agency, and/or accelerated plan check.
- Planned Unit Development. Cost reductions occur through the more efficient use of land in the Commercial/Residential land use zone and the Planned Development (PD) program. For example, the PD residential districts of the zoning code allow design flexibility through, but not limited to, small lots, zero lot line, cluster developments, and mixed unit types. City zoning regulations already provide this flexible zoning district.
- First Time Homebuyer. Another aspect of a comprehensive housing program is the need to assist low-income entry-level homebuyers. These households could be caught between increasing rents and the difficulty of saving money for a down payment, while preferring an opportunity to own a home and accumulate equity. These households generally are willing to pay up to 35 percent of their income in order to own their own home.

The City of Oroville First Time Homebuyers program provides for loans up to \$50,000 per qualified buyer toward the down payment on a home. Interest is 5 percent a year for the first ten years, then the accrued interest is forgiven at a rate of 10 percent a year for years 11 through 20. According to the City's first time homebuyer program, a qualifying household must be below 80 percent of the Butte County Median Income.

Over the last Housing Element period the City received \$390,000 in Community Development Block Grant (CDBG) Housing New Construction First Time Homebuyer Mortgage Subsidy, and \$3,585,000 in Home Investment Partnerships Program (HOME) First Time Homebuyer Mortgage Subsidy.

- Financial Assistance to Affordable Income Developers. Over the last Housing Element period (mid-1992 – December 2000) the City of Oroville obtained \$701,665 in HOME

Multifamily New Construction funds to assist the developer of Oroville Family Housing. The City also made \$445,000 low interest loan from Redevelopment Agency funds available to the developer of Boulder Creek Apartments, an affordable housing complex.

2.3.d. Opportunities for Energy Conservation

Two basic and interrelated approaches to creating energy conservation opportunities in residences are conservation and development.

2.3.d (1) Conservation

Conservation can be accomplished by reducing the use of energy-consuming items, or by physically modifying existing structures and land uses. The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items. Specific design provisions differ throughout the State depending upon local temperature conditions.

The California Energy Commission revised the standards for new residential buildings in 1981. These "second generation" standards were then delayed until 1983, when AB 163 was passed which provided options for complying with the standards.

Although the energy regulations establish a uniform standard of energy efficiency, they do not insure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads, and overall energy consumption. While it is not suggested that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24.

The Pacific Gas and Electric Company provides the following rebates and/or free services to its customers:

- **Weatherization:** If homes and apartments are not sealed tightly, energy used for heating and cooling can be wasted. Weatherization helps to decrease energy costs and increase comfort. Weatherization services may include attic insulation, weather stripping and caulking around areas where air leakage occurs, exhaust fan dampers, air duct repair, water heater blankets, and low-flow showerheads. Approved low-income residence may be eligible for free weatherization services.
- **Home Improvements:** High-performance windows can help reduce energy costs, condensation and color fading due to sunlight, and increase the comfort of the home. Customers of PG & E can receive a rebate of \$0.50 per square foot of high-performance dual-paned replacement windows purchased and installed in the home. In addition, qualified customers can receive a rebate of \$0.15 per square foot by purchasing and installing attic or wall insulation for the home.
- **Home Appliance Rebate Program:** PG & E is offering rebates on the purchase of Energy Star® home appliances. Customers of PG & E are eligible for rebates on cooling systems of

\$20-\$425, depending on the needed appliance, heating systems rebates of \$100- \$500 and appliance rebates of \$50-\$75.

- California 20/20 Program: If PG & E customers reduce their electricity use by 20 percent, they receive a credit equal to 20 percent of their summer electric bills from the Department of Water Resources under California 20/20 Rebate Program.
- Pacific Gas & Electric Company's Multi-Family Program is for property owners and managers of existing residential dwellings or mobile home parks that contain five or more units. The program encourages the installation of qualifying energy efficient products in individual tenant units, and for common areas of residential apartments, mobile home parks and condominium complexes.



SECTION 3

ISSUES TRENDS, QUANTIFIED OBJECTIVES

The purpose of this chapter is to assess state, regional, and local housing issues, in order to provide a foundation for the City of Oroville's Housing Programs in Section 4.

3.1 STATE ISSUES AND POLICIES

In 1980, the State of California amended the Government Code by adding Article 10.6 regarding Housing Elements. By enacting this statute, the legislature found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community..."

A May 22, 2000 update to the Statewide (1996-2000) Housing Plan indicates that California may have to accommodate 45 million people by 2020. To meet the enormous needs for housing and other services, the State will have to use all the resources at its disposal.

The five-year housing strategy is intended for the utilization of federal resources toward housing needs in the state. Three broad objectives are identified for the use of federal funds:

- Meeting low-income renters needs.
- Meeting low-income homeowners needs.
- Meeting the needs of homeless persons and households requiring supportive services.

Within the five-year strategy is a sub-list of strategies that are intended to address housing as a Statewide concern:

- Development of New Housing (assisting local governments in preparing and implementing housing elements of their general plan, expedited permit processing for affordable housing, funding resources, and fostering partnerships between housing providers).
- Preservation of Existing Housing and Neighborhoods (rehabilitation of existing homes, code enforcement, preserving government-assisted housing projects, and mobile home ownership).

- Reduction of Housing Costs (development on surplus and under-utilized land, self-help construction and rehabilitation programs, tax-exempt bonds for development and rehabilitation, financing and manufactured homes, eliminating duplicative environmental review procedures, and revising regulations that add to the cost of housing development).
- Much higher levels of housing construction are needed to adequately house the State's population.
- High housing cost burdens are increasingly an issue for both owners and renters. The combination of upward price pressure in the housing markets and relatively tight urban housing markets has led to increasing cost burdens, particularly for low-income renter residents.
- In some portions of the State, the level of overcrowding has dramatically increased.
- A substantial portion of affordable rental housing developments statewide are at risk of conversion to market rate use.
- Significant numbers of temporary agricultural workers migrate throughout the State; facing housing challenges that impact their welfare.
- Homeless individuals and households face significant difficulties in obtaining shelter and reintegrating themselves into the broader society.

3.2 CITY OF OROVILLE ISSUES AND TRENDS

The following is a summary of housing trends in the City of Oroville:

- Over the last Housing Element period, the Oroville Housing Program met all the criteria for a certifiable element, but the market for housing was not strong enough and the City only met 45 percent of the Regional Housing Needs Assessment (RHNA) goals. Since mid-2000, developer interest has increased significantly, which may result in increased housing production.
- The City will continue to accommodate additional households, providing maximum housing assistance within its resources for very low, low, and moderate income families using Redevelopment Agency LMI, CDBG, and Home Investment Partnerships Program (HOME) funds.
- Five key household trends impacting Oroville's housing are:
 - The comparative affordability of single-family housing in Oroville compared with the larger region.
 - A continuing demand for subsidized rental units for a variety of special needs groups including, but not limited to, seniors, small families, single parent households, and individuals.

- A demand for multifamily units for all economic segments as the renter rate continues to increase.
- An increasing demand for move-up or executive housing.
- A slow economic recovery period resulting in the loss of jobs.

3.3 QUANTIFIED OBJECTIVES

The goals, objectives, and programs of the 1993 City of Oroville Housing Element focused on recommending studies to determine the housing needs of the community. The current update provides specific sites, actions, and programs that will not only facilitate housing, but will provide incentives to housing developers. It will also provide a dynamic document that the City will update on an annual basis thereby measuring the progress of the adopted goals.

The Quantified Objectives described in Table 57, below, are not intended to incorporate the Regional Housing Needs Assessment (RHNA) developed by BCAG. They are the best estimates the City of Oroville can currently make of the actual numbers of units that might be preserved or developed over the housing element period. The Quantified Objectives also provide a benchmark for those housing goals that are not included in the RHNA but which will be monitored by the City.

Table 58
Quantified Objectives – 2001 – 2008

OBJECTIVE		NUMBER
Section 8 Voucher Preservation -	total	675
Owner-Occupied Housing Rehabilitation -	total	100
Very Low Income		50
Low Income		50
First Time Homebuyer Mortgage Assist. -	total	55
New construction –	total	521
Very Low Income		228
Low Income		46
Moderate Income		201
Above Moderate Income		46



SECTION 4

GOALS, OBJECTIVES, POLICIES, PROGRAMS

The purpose of this chapter is to formulate a housing program that will guide the City of Oroville and all of its housing stakeholders toward the preservation, improvement and development of housing for all economic levels. It is the City's intent to create a municipal climate that encourages quality, varied, affordable housing development by both the public and private sectors. The following program includes goals, objectives, policies, and programs that will form the foundation for specific activities.

4.1 GOALS, OBJECTIVES, POLICIES AND PROGRAMS

The City of Oroville has five basic goals that will enhance, increase, improve, and preserve the housing stock for all economic segments of the City in a fair and equitable manner. They are:

- **GOAL 1: PROVIDE HOUSING OPPORTUNITIES AND ACCESSIBILITY.** It is the goal of the City of Oroville to concentrate its efforts to increase the availability of permanent housing for all community residents.
- **GOAL 2: REMOVE CONSTRAINTS.** It is the goal of the City of Oroville to remove constraints that hinder the construction of affordable housing.
- **GOAL 3: PROVIDE AND MAINTAIN AN ADEQUATE SUPPLY OF SITES FOR THE DEVELOPMENT OF NEW AFFORDABLE HOUSING.** It is the goal of the City of Oroville to provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all economic segments of the community at a level which can be supported by the infrastructure.
- **GOAL 4: PRESERVE, REHABILITATE, AND ENHANCE EXISTING HOUSING AND NEIGHBORHOODS.** It is the goal of the City of Oroville to initiate all reasonable efforts to preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.
- **GOAL 5: PROVIDE HOUSING FREE FROM DISCRIMINATION.** It is the goal of the City of Oroville to ensure that all existing and future housing opportunities are open and available to all members of the community without discrimination on the basis of race, color, religion, sex, national origin or ancestry, marital status, age, household composition or size, or any other arbitrary factors.

GOAL 1: PROVIDE HOUSING OPPORTUNITIES AND ACCESSIBILITY. It is the goal of the City of Oroville to concentrate its efforts to increase the availability of permanent housing for all community residents.

Objective 1-1: Seek assistance under federal, State and other programs for eligible activities within the City that address affordable housing needs.

Policy 1-1-1: Continue to apply to HUD and State HCD for grant funds that may be used for housing-related programs.

Program 1-1-1A: The City will increase its coordination with the State HCD staff to ensure that it will be among the first jurisdictions to apply for any new funding which will be made available through Proposition 46. This will include making regular telephone calls to Field Representatives, attending HCD sponsored training and conferences, and regularly monitoring the HCD web site for new Notices of Funding Availability (NOFA). See the Program List, attached.

Responsibility: Community Development/Housing Division.

Timing: Immediately and ongoing.

Program 1-1-1B: The City of Oroville has been successful in obtaining \$2,350,000 in CDBG funds for housing rehabilitation; \$350,000 in Home Investment Partnerships Program (HOME) funds for housing rehabilitation; \$390,000 in CDBG First Time Homebuyer assistance funds; \$3,585,000 in HOME First Time Homebuyer funds; and a \$701,665 HOME grant for new multifamily construction. HOME funds are required to be used for affordable housing and supportive service projects.

Responsibility: Community Development/Housing Division.

Timing: Annual application period in early spring each year.

Policy 1-1-2: Continue to allocate Redevelopment Agency Low to Moderate Income (LMI) funds to housing-related programs.

Program 1-1-2A: The City of Oroville Redevelopment Agency sets aside approximately \$740,550 each year for low to moderate income housing programs that include financing, infrastructure improvements, land acquisition, construction, and leverage for Home Investment Partnerships Program (HOME) and CDBG programs. It is the City's intent to continue these programs as long as money is available. An estimate of the moneys expected to accrue to the LMI fund on an annual basis and a more specific description of the previous and planned uses of the funds over the current planning period are included in this Housing Element as Attachment 7. Oroville's current Redevelopment Agency Five Year Implementation Plan expires on December 21, 2004.

Responsibility: City of Oroville Redevelopment Agency and Community Development/Housing Division.

Timing: Annually, subject to the Redevelopment Agency Implementation Plan.

Program 1-1-2B: Structure the Redevelopment Agency Five Year Implementation Plan (1) so that the Implementation Periods coincide with the Housing Element update schedule; (2) use the adopted housing goals, quantified objectives, and units needed by income group as objectives for the Implementation Plan.

Responsibility: City of Oroville Redevelopment Agency and Community Development/Housing Division.

Timing: With next scheduled Implementation Plan Update

Policy 1-1-3: Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interested in the application and development of projects for federal and State financing.

Program 1-1-3A: Prepare Public Information handouts outlining City participation and incentives, housing needs from the Housing Element (or other market source), a definition of the State and federal funding for which the City is willing to apply, and other pertinent information. Distribute the booklet to local non-profit and for-profit development groups, and regional agencies.

Responsibility: Community Development/Housing Division.

Timing: Third Quarter 2004.

Program 1-1-3B: Develop *Subrecipient Guidelines* to be given to recognized groups and non-profits who would like to apply to the City for funding.

Responsibility: Community Development/Housing Division

Timing: Second Quarter 2004

Objective 1-2: Provide home ownership opportunities whenever possible.

Policy 1-2-1: Continue to allocate Home Investment Partnerships Program (HOME) funds to the first time homebuyer program.

Program 1-2-1A: Continue to use HOME funds to assist households with first time homebuyer down payment assistance up to \$50,000 for each qualified household.

Responsibility: Community Development/Housing Division.

Timing: Annually, subject to the State application cycle.

Program 1-2-1B: Investigate raising the First Time Homebuyers loan amount in order to address the rising cost of housing in the City of Oroville.

Responsibility: Community Development/Housing Division.

Timing: December 2003

Policy 1-2-2: Direct a portion of CDBG income to develop a program to monitor the extent of residential, commercial, and industrial development on an annual basis. Sufficient detail should be provided to monitor employment growth and housing production. Monitor housing development costs on an annual basis to ensure affordability to a broad spectrum of City residents. Include information from the Butte County Board of Realtors, and Multiple Listing Service to track housing development, sales, and listing costs.

Program 1-2-2A: Apply for a CDBG Planning/Technical Assistance Grant to develop the first report. Present it to the Greater Oroville Economic Council at their monthly meeting to enlist their assistance in compiling and maintaining the data.

Responsibility: Planning Division and Community Development/Housing Division.

Timing: July 2005 or in conjunction with already established meeting schedules.

Objective 1-3: Encourage the development of housing and programs to assist special needs persons.

Policy 1-3-1: Assess the need for emergency shelters.

Program 1-3-1A: Actively participate in any organized homeless advocacy group to identify needs, funding sources, and sites.

Responsibility: Planning Division and Community Development/Housing Division.

Timing: January 2005.

Program 1-3-1B: Actively support efforts of homeless service providers in establishing additional short-term beds for all segments of the homeless population.

Responsibility: Planning Division.

Timing: July 2004.

Policy 1-3-2: Work with the development and social services communities to assess the need for housing for single individuals, working poor, senior citizens, and others in need of basic, safe housing in areas near service providers, public transportation, and service jobs.

Program 1-3-2A: Investigate incentives and reporting procedures that can be implemented to encourage and monitor the development of housing opportunities for specialized housing needs.

Responsibility: Planning Division and Community Development/Housing Division.

Timing: July 2004.

Program 1-3-2B: Publish a comprehensive listing of housing developments in the City, which have units reserved for lower income, and disabled households.

Responsibility: Planning Division.

Timing: October 2004. Update annually with OPR/HCD Annual Report.

Policy 1-3-3: Continue to provide for housing for persons with disabilities.

Program 1-3-3: Encourage the operators of senior citizen independent living facilities that are funded with federal funds to permit persons with disabilities of any age to locate in those facilities.

Responsibility: Planning Division and Community Development/Housing Division.

Timing: Immediately and ongoing.

Policy: 1-3-4: Provide accessibility and mobility enhancing device grants to persons with disabilities.

Program 1-3-4: Amend the City's current housing rehabilitation program guidelines to include a one-time \$2,500 grant to very low income disabled persons and senior citizens to improve accessibility and safety.

Responsibility: Community Development/Housing Division.

Timing: January 2004.

Policy 1-3-5: Ensure that the City continues to comply with the provisions of SB 520 (Chapter 671 of the government code).

Program 1-3-5: Regularly monitor the City's ordinances, codes, policies, and procedures to ensure that they comply with the "reasonable accommodation" for disabled provisions.

Responsibility: Planning Division.

Timing: On-going.

Policy 1-3-6: Assess the need for farmworker housing in the City.

Program 1-3-6: Work with farm owners and central labor providers to determine the number of farmworkers who may need housing. The resulting report should address: permanent workers, seasonal resident workers, and migrant workers.

Responsibility: Planning Division.

Timing: June 2005.

Objective 1-4: Assist the Housing Authority of Butte County to meet the growing demand for public housing units and rental assistance through voucher programs.

Policy 1-4-1: Continue to support the efforts of the Housing Authority of Butte County in its administration of certificates and vouchers.

Program 1-4-1: Work with the Housing Authority of Butte County, and use all the influence the City has to obtain more Section 8 vouchers for the Housing Authority.

Responsibility: Housing Authority of Butte County, and Oroville Community Development/Housing Division.

Timing: ongoing.

GOAL 2: REMOVE CONSTRAINTS. It is the goal of the City of Oroville to remove constraints that hinder the construction of affordable housing.

Objective 2-1: Remove constraints to affordable housing in the City's General Plan, zoning regulations, and codes.

Policy 2-1-1: The City of Oroville will encourage and support the development of affordable housing through supportive codes, policies, and guidelines.

Program 2-1-1A-1: THE CITY OF OROVILLE Currently CATEGORIZES emergency shelters and transitional housing AS GROUP HOMES AND allowES THEM upon approval of a use permit in "R-3" and "R-P" zones. In order to FACILITATE and encourage PROVISION OF emergency shelters and transitional housing, the City SHALL amend the current zoning ordinance to allow these USES WITHOUT ANY SPECIAL ZONING PERMITS in zoning districts that will be selected during the zoning ordinance amendment process.

Program 2-1-1A-2: Amend the City's zoning ordinance as follows: (1) adopt a density bonus for affordable housing as required by State law; and (2) make the definition of "family" consistent with the latest State requirements.

Responsibility: Planning Division

Timing: June 2004

Program 2-1-1B: Amend the City's General Plan Land Use Element to add a residential land use category that provides a density between the currently adopted medium and high density limits.

Responsibility: Planning Division

Timing: June 2004

Program 2-1-1C: Amend the General Plan Diagram and/or Zoning Map during the current Housing Element period to make the two maps consistent. The first priority will be to amend the land use designations for the sites listed in Table 52, which lists available vacant land, in accordance with the footnotes to that table. The City has further committed to monitoring its own progress in this task through an annual report to the Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

Responsibility: Planning Division

Timing: Achieve General Plan Diagram / Zoning Map consistency in 2004; prepare annual Housing Element report in October 2004 and each subsequent October.

Objective 2-2: Provide the citizens in the City of Oroville with reasonably priced housing opportunities within the financial capacity of all members of the community.

Policy 2-2-1: To preserve affordability, allow and encourage developers to "piggyback" or file concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.

Policy 2-2-2: To preserve affordability, provide the most desirable incentives to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to very-low and/or low income households.

Program 2-2-2A: Conduct a six-month survey of developers who have expressed interest in building homes in Oroville asking them which incentive, assistance, or programs would be most beneficial to them. At the completion of the survey, present the findings to the Planning Commission and City Council in public workshop session to get citizen in-put and to prioritize the incentives.

Responsibility: Planning Division.

Timing: Third Quarter 2004.

Program 2-2-2B: Monitor the impact of increasing wage costs for builders of low income housing due to new State prevailing wage requirements (SB 975). It appears the new requirements will reduce the number of housing units that can be produced with existing resources. Monitoring the impact will require close contact with both the League of California Cities and the California Redevelopment Association.

Responsibility: Community Development/Housing Division and City Redevelopment Agency.

Timing: Quarterly.

Policy 2-2-3: Encourage the development of second dwelling units to provide additional affordable housing opportunities.

Program 2-2-3A: Amend the Oroville City Code to reflect the recent changes in state law pertaining to the construction of second dwelling units (AB 1866 Wright)

Responsibility: Planning Division.

Timing: Third Quarter 2003.

Program 2-2-3B: Encourage developers to include second dwelling units as an integral part of their project and to plan for second dwelling units in the design of their projects.

Responsibility: Planning Division.

Timing: Third Quarter 2003 and ongoing.

Policy 2-2-4: Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.

Program 2-2-4: Prepare public information handouts outlining City participation and incentives, housing needs from the Housing Element (or other market source), a definition of the State and federal funding for which the City is willing to apply and other pertinent information. Distribute the booklet to local non-profit and for profit development groups, and regional agencies.

Responsibility: Community Development/Housing Division.

Timing: Third Quarter 2004.

Objective 2-3: Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state housing programs/grants.

Policy 2-3-1: Ensure that the development community (both non-profit and for profit) is aware of the housing programs and technical assistance available from the City.

Program 2-3-1A: Publish the City's Housing Element and updates and the Redevelopment Agency Implementation Plan, and respective notices, on the City's web site.

Responsibility: Planning Division and Community Development/Housing Division.

Timing: Immediately, then as prepared, revised, updated.

Program 2-3-1B: Develop *Subrecipient Guidelines* to be given to recognized groups and non-profits who would like to apply to the City for funding.

Responsibility: Community Development/Housing Division

Timing: Second Quarter 2004

GOAL 3: PROVIDE AND MAINTAIN AN ADEQUATE SUPPLY OF SITES FOR THE DEVELOPMENT OF NEW AFFORDABLE HOUSING. It is the goal of the City of Oroville to provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all economic segments of the community at a level which can be supported by the infrastructure.

Objective 3-1: Provide information to profit and non-profit developers and other housing providers on available vacant land.

Policy 3-1-1: Monitor and update the inventory of vacant lands.

Program 3-1-1: Update the City's GIS system to track development on all vacant land in the City.

Responsibility: Planning Division.

Timing: Annually or more often as personnel become available.

Objective 3-2: Provide a sufficient amount of zoned land to accommodate development for all housing types and income levels.

Policy 3-2-1: Ensure that there is a sufficient supply of multifamily zoned lands to meet the housing need identified in the Regional Housing Needs Assessment (RHNA).

Program 3-2-1: Monitor the amount of land zoned for multifamily development and initiate zone changes to accommodate affordable housing. Update the data on an annual basis.

Responsibility: Planning Division.

Timing: Annually.

Policy 3-2-2: Preserve and protect residentially zoned sites needed to accommodate residential development consistent with the City of Oroville's Regional Housing Needs Assessment (RHNA).

Program 3-2-2: Implement the provisions of AB 2292 (Dutra) regarding requirements for the down zoning of a residential lot listed in the Housing Element to meet the RHNA.

Responsibility: Planning Division

Timing: Fourth Quarter 2003 and ongoing

GOAL 4: PRESERVE, REHABILITATE, AND ENHANCE EXISTING HOUSING AND NEIGHBORHOODS. It is the goal of the City of Oroville to initiate all reasonable efforts to preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.

Objective 4-1: Preserve existing neighborhoods.

Policy 4-1-1: Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities.

Program 4-1-1A: Continue to promote orderly growth through monitoring the cumulative impact of approved projects on existing neighborhoods.

Program 4-1-1B: Develop standards for new construction in the City's downtown historic district.

Responsibility: Planning Division.

Timing: Ongoing

Policy 4-1-2: Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.

Program 4-1-2A: Apply for HCD Code Enforcement enhancement grants to augment current Code enforcers, to supplement the graffiti removal program, and to fund neighborhood clean-up fairs.

Responsibility: Code Enforcement, and Community Development/Housing Division.

Timing: HCD's 2004 funding cycle.

Program 4-1-2B: Using existing neighborhood groups (i.e., Neighborhood Watch) develop a tenant/landlord education program to enhance the code enforcement activities.

Responsibility: Community Development/Housing Division.

Timing: Fall 2004

Policy 4-1-3: Promote energy conservation activities in all residential neighborhoods.

Program 4-1-3: Supply energy conservation awareness brochures in all public meeting places.

Responsibility: Community Development/Housing Division.

Timing: June, 2004

Policy 4-1-4: Install and upgrade public service facilities (streets, curb, gutter, drainage facilities, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.

Program 4-1-4: Continue to use Redevelopment funds for public facilities.

Responsibility: Public Works Department and Community Development/Housing Division.

Timing: Annually with Redevelopment Agency Implementation Plan.

Objective 4-2: Achieve a jobs/housing balance.

Policy 4-2-1: Consider the effects of new employment, particularly in relation to housing demands, when new commercial or industrial development is proposed, and cooperate with large employers and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities that are affordable to the incomes associated with the newly created job opportunities.

Program 4-2-1: Coordinate annual workshop with employers, members of the housing community and city officials to identify the housing needs of the community. Make this same issue a topic to consider at the monthly meeting of the Oroville Economic Development Corporation.

Responsibility: Community Development/Housing Division.

Timing: Annually starting 2004.

Objective 4-3: Maintain, preserve and rehabilitate the existing housing stock in the City of Oroville.

Policy 4-3-1: Provide technical and financial assistance to all eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans.

Program 4-3-1: Continue and aggressively market CDBG single family housing rehabilitation funds. Rehabilitate 100 units over the next five years.

Responsibility: Community Development/Housing Division.

Timing: Annually with HCD funding cycle or program income.

Policy 4-3-2: Provide technical and financial assistance to all eligible multifamily complex owners to rehabilitate existing dwelling units through low interest or deferred loans.

Program 4-3-2: Amend Housing Rehabilitation Guidelines and expand rehabilitation program eligibility to include rental properties.

Responsibility: Community Development/Housing Division.

Timing: Start with the HCD funding cycle in 2004.

Objective 4-4: Preserve At Risk Housing

Policy 4-4-1: Preserve the existing affordable rental housing stock in the City of Oroville.

Program 4-4-1A: Continue regular contact with the California Housing Partnership Corporation, the agency that monitors the at-risk units and owner notifications of intent to opt-out. Request to be placed on their e-mail notification list.

Responsibility: Community Development/Housing Division.

Timing: Annually.

Program 4-4-1B: Provide technical assistance to potential purchasers, including non-profits, developers, and tenants of at-risk units that may opt-out of an affordability program.

Responsibility: Community Development/Housing Division.

Timing: As needed.

Program 4-4-1C: Maintain regular contact with the local HUD office regarding early warnings of possible opt-outs.

Responsibility: Community Development/Housing Division.

Timing: As needed.

Program 4-4-1D: Maintain contact with the owners and managers of existing affordable housing to determine if there are plans to opt-out in the future, and offer assistance in locating eligible buyers.

Responsibility: Community Development/Housing Division.

Timing: As needed.

Program 4-4-1E: Develop and maintain a list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers.

Responsibility: Community Development/Housing Division.

Timing: As needed.

Program 4-4-1F: Ensure that all owners and managers of affordable housing are provided with applicable State and federal laws regarding notice to tenants of the owner's desire to opt-out or prepay. State law requires that owners provide a 12-month notice to tenants.

Responsibility: Community Development/Housing Division.

Timing: As needed.

Program 4-4-1G: At the monthly meeting of the Oroville Economic Development Corporation, ask local lenders about their programs to preserve existing housing and the applicability of the Community Reinvestment Act.

Responsibility: Community Development/Housing Division.

Timing: Second Quarter 2004

GOAL 5: PROVIDE HOUSING FREE FROM DISCRIMINATION. It is the goal of the City of Oroville to ensure that all existing and future housing opportunities are open and available to all members of the community without discrimination on the basis of race, color, religion, sex, national origin or ancestry, marital status, age, household composition or size, or any other arbitrary factors.

Objective 5-1: Eliminate housing discrimination.

Policy 5-1-1: Support the intent and spirit of equal housing opportunities and the Fair Housing Act.

Program 5-1-1A: Require that all recipients of locally administered housing assistance funds be required to acknowledge their understanding of fair housing law and affirm their commitment to the law.

Responsibility: Community Development/Housing Division.

Timing: December 2003 and on-going.

Program 5-1-1B: Under the housing preservation section of the Fair Housing Act, the City of Oroville will assist very low and low income households to maintain ownership by working with the tax collector to forgive or delay payment of property taxes until the home is sold or ownership is transferred. In some instances, such as imminent foreclosure and tax sale, the City may pay the current tax, help the homeowner get a deferment, and place a City lien against the home for payment at sale or ownership transfer.

Responsibility: Community Development/Housing Division.

Timing: Ongoing.

Program 5-1-1C: Develop information flyers and brochures in both English and Spanish regarding fair housing laws and the process for the resolution of complaints. Download copies of the official complaint forms and make them available with the brochures. Include the telephone numbers of the State Department of Fair Employment and Housing on all public information regarding fair housing.

Responsibility: Community Development/Housing Division.

Timing: By March, 2004.

Program 5-1-1D: Make sure that the flyers / brochures referred to in Program 5-1-1C are available to the public in the lobby of City Hall, in libraries, community centers, senior centers, local social service offices, real estate offices, mortgage offices, and in the management offices of both low-income and market-rate housing complexes.

Responsibility: Community Development/Housing Division.

Timing: By March, 2004.

Program 5-1-1E: Coordinate a regular workshop with the tenant/landlord education program referenced in Policy 4-1-2. The information should educate property owners and managers and real estate professionals and tenants about the fair housing laws, race and disability discrimination, and familial status protections.

Responsibility: Community Development/Housing Division.

Timing: Mid-2004 and regularly thereafter.

Objective 5-2: Reduce the incidence of displacement.

Policy 5-2-1: In development of public projects, require an analysis of potential displacement of existing residences with an emphasis on minimizing both temporary displacement and relocation.

Program 5-2-1A: Continue to use CDBG or Home Investment Partnerships Program (HOME) funds when necessary to mitigate the unsettling impacts of temporary relocation during the construction or rehabilitation of publicly funded housing.

Responsibility: Community Development/Housing Division, Redevelopment Agency, and the Housing Authority of Butte County.

Timing: Immediate and ongoing.

Program 5-2-1B: Compile a list of non-profit organizations that the City has worked with in the past to establish cooperative agreements with non-profit housing corporations as a support agency to the City.

Responsibility: Community Development/Housing Division.

Timing: Immediate and ongoing.

C O N T A C T S

PERSONS AND ORGANIZATIONS

Attachment 1

CITY OF OROVILLE

Housing Element of the General Plan

Organizations and Persons Contacted For Information

2002 – 2003

Jo Sherman, Planning Manager, City of Oroville
Pat Clark, Community Development Manager, City of Oroville
Mitch Brown, Police Chief, City of Oroville

Gary Sannar, Executive Director, Butte County Housing Authority

Barbara Dutton, President, Oroville Realtor Association

Country Crest Retirement Community, Gretchen, Resident Manager
Prestige Assisted Living, Rosemary Blaire, Marketing Director

Community Action Agency
Lighthouse Mission
Oroville Rescue Mission
Southside Family Resource Center
Anita Bell, Chair, Homeless Coalition
Charlene Perry
Michael Tomlinson, Jordan's Crossing, Palermo
Jeanie Mays, Public Health Nurse
Our Father's House
St Thomas the Apostle
St. Paul Episcopal Church
Feather River Tribe Family Resource Center, Mona

DATA SOURCES

Attachment 2

CITY OF OROVILLE

Housing Element of the General Plan

Data Sources

2002 – 2003

US Department of Housing and Urban Development, Fair Housing and Equal Opportunity

US Department of Housing and Urban Development, Area Median Incomes (AMI)

US Census 1980, 1990, 2000

California Housing Partnership Corporation, March 2003

California State Department of Finance, Population Research Unit, US Census and current estimates and projections, March 2003

Butte County Regional Housing Needs Plan, Butte County Association of Governments (BCAG), January 2003

City of Oroville, 1995 General Plan

City of Oroville, 1993 Housing Element

City of Oroville Zoning Code, Ordinance 1670, December 2002

Housing Condition and Tenure Surveys for the City of Oroville, September 2001

Housing and Community Needs Assessment for the City of Oroville, October 2001

Oroville-Thermalito Area, Sphere of Influence Study, Butte County Local Agency Formation Commission, April 1985

The Source, 2002, A Community Directory for the City of Oroville

Housing Market Study, The Oroville Area, Laurin Associates, June 2002

realtor.com/FindHome

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UNITS

Attachment 3

City of Oroville – Multifamily Projects – January 30, 2003

SUBSIDIZED COMPLEXES

Complex Name Financing Address	Total # Units Condition	Studio # Rent Rate Vacancy	1 BR # Rent Rate Vacancy	2 BR # Rent Rate Vacancy	3 BR Rent Rate Vacancy
Oroville Manor USDA Seciotn 515 2750 Lincoln	71 Very Good	4 \$308 0	67 \$433 0		
Winston Gardens HUD 202 700 Myers	58 Very Good		55 30% income 0	3 30%income 0	
Park Place Housing Authority 2405 Park Avenue	40 Good		40 \$454 3		
Highland Apts USDA Section 515/ with Rental Assist 222 Table Mtn Blvd	88 Good		35 \$333-\$476 0	53 \$363-\$527 0	
Oroville Apts. USDA Section 515 39 Nelson Avenue	62 Very Good		12 \$320 0	30 \$400 0	20 \$462 0
Boulder Creek LIHTC 675 Mitchell Avenue	156 Excellent		88 \$484 0	48 \$552 0	20 \$612 0 4 Bedroom \$612 0
Oroville Inn LIJTC 2066 Bird Street	59 Good	29 \$290-\$310 1	30 \$310-\$350 0		

City of Oroville – Multifamily Projects – January 30, 2003

MARKET RATE COMPLEXES

Complex Name Financing Address	Total # Units Condition	Studio # Rent Rate Vacancy	1 BR # Rent Rate Vacancy	2 BR # Rent Rate Vacancy	3 BR Rent Rate Vacancy
Evanswood Estates Market Rate 5 Evanswood Cir	27 Very Good			11 \$650 1	14 \$700 1
Rancho Vista Apts Market Rate 76-85 Rancho Vista	135 Very Good		54 \$435 0	81 \$475-\$500 0	
Oro Villa Market Rate 2735 Michell Ave	88 Very Good		64 \$490 0	24 \$615 0	
Grandview Apts Market Rate Good	29 Good		12 \$400 0	17 \$450-\$550 0	
Sabre Apartments Market Rate 2735 Oro Dam Blvd	28 Good		11 \$450 0	17 \$500-\$600 0	
Foothill Apartments Market Rate 2150 Fogg Avenue	16 Very Good			16 \$475 0	

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RESOURCES

ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM
PURSUANT TO GOVERNMENT CODE SECTION 658363.11

<u>County</u>	<u>Organization</u>	<u>Address</u>	<u>City</u>	<u>ST</u>	<u>Zip Code</u>	<u>Phone Number</u>	<u>Contact Person</u>
ALL COUNTIES	Affordable Community Housing Trust	7901 La Riviera Drive	Sacramento	CA	95826	(916) 381-2001	M. McClenaghan
	Alpha Property Management, Inc.	1755 East Martin Luther King Blvd.	Los Angeles	CA	90058	(323) 231-4174	Francis Rath
	American Baptist Homes of the West	P.O. Box 6669	Oakland	CA	94603	(510) 635-1786 ext 108	Margaret Weitkamp
	Brian L. Fitterer, Inc.	4770 Campus Drive, No. 200	Newport Beach	CA	92660	(949) 862-1500	Brian Fitterer
	California Community Reinvestment Corp.	225 West Broadway, STE 120	Glendale	CA	91204	(818) 550-9800	George Vine
	California Housing Finance Agency	1121 L Street, Room 207	Sacramento	CA	95814	(916) 327-2731	Jim Liska
	California Housing Finance Agency	100 Corporate Point, No. 250	Culver City	CA	90230	(310) 342-1256	Kathy Weremiuk
	California Housing Partnership Corporation	369 Pine Street, Suite 300	San Francisco	CA	94104	(415) 433-6804	Janet Falk
	Citizens Housing Corp	26 O'Farrell St. #506	San Francisco	CA	94108	(415) 421-8605	Norrie Boyd, James Buck
	Community Housing Assistance Program, Inc.	3803 E. Casselle Ave	Orange	CA	92869	(714) 744-6252	Ken Robertson
	DML & Associates Foundation	6043 Tampa Ave, STE 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman
	EAH, Inc.	2169 E. Francisco Blvd., STE B	San Rafael	CA	94901	(415) 258-1800	Alvin Bonnett
	Foundation for Affordable Housing III, Inc.	2600 Michelson Dr, STE 1050	Irvine	CA	92612	(949) 440-8277	Tom or Deborah Willard
	Goldrich & Kest Industries, LLC	5150 Overland Avenue	Culver City	CA	90230	(310) 204-2050	Carole Glodney
	HELP Development Corp.	30 East 33rd St	New York City	NY	10016	(212) 779-3350 ext 22	John Maneval
	Joshua's House	24111 NE Halsey St., STE 203	Troutdale	OR	97060	(503) 661-1999	Mark Miles
	Mercy Charities Housing California	1038 Howard St	San Francisco	CA	94103	(415) 553-6360	Dave Latina
	Mercy Housing, Inc.	601 18th Avenue, STE 150	Denver	CO	80203	(303) 830-3374	Chuck Wehrwein/Jocelyr
	National Affordable Housing Trust	2335 North Bank Drive	Columbus	OH	43220	(614) 451-9929	Robert Snow
	National Church Residences	2335 North Bank Drive	Columbus	OH	43220	(614) 451-2151	John E. Stock
	National Housing Development Corporation	10261 Civic Center Drive, First Floor	Rancho Cucamonga	CA	91730	(909) 291-1400	David Garcia
	National Housing Trust	P.O. Box 3458	Walnut Creek	CA	94598	(925) 945-1774	Donna Kelley
	OSM Investment Company	5155 Rosecrans Avenue, STE 120	Hawthorne	CA	90250	(310) 676-0451	Michael Orwitz
	Paramount Financial Group, Inc.	1655 North Main Street, Suite 220	Walnut Creek	CA	94596	(800) 850-0694	Scott Fricker
	Related Companies of California	18201 Von Karman Ave. STE 400	Irvine	CA	92612	(949) 660-7272	William Witte
	Retirement Housing Foundation	5150 E. Pacific Coast HWY., STE 600	Long Beach	CA	90804	(562) 597-5541	Dr. Laverne R. Joseph
	Shelem, Inc	24111 NE Halsey St., STE 202	Troutdale	OR	97060	(503) 661-1999	Mark Miles
	Solari Enterprises, Inc.	1544 W. Yale Ave	Orange	CA	92687	(714) 282-2520	Bruce Solari
	Squier Properites	3129 6th St.	Santa Monica	CA	90405	(310) 581-9043	Gary Squier
	SLSM, LLC	651 29th St.	San Francisco	CA	94101	(415) 826-0301	Stephen Matton
	3R Real Estate	3605 Long Beach Blvd.	Long Beach	CA	90807	(562) 989-3730	Gary Kammer
	The Trinity Housing Foundation	1399 Ygnacio Valley Rd. #21	Walnut Creek	CA	94598	(925) 939-5421	Bill Leone
	Union Partners Realty Group, Inc.	24 Professional Center, STE 250	San Rafael	CA	94903	(415) 446-1811	Michael McDonnell

ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUGEE HOUSING PROGRAM
PURSUANT TO GOVERNMENT CODE SECTION 658363.11

<u>County</u>	<u>Organization</u>	<u>Address</u>	<u>City</u>	<u>ST</u>	<u>Zip Code</u>	<u>Phone Number</u>	<u>Contact Person</u>
BUTTE	C. Sandidge and Associates	143 Scotts Valley	Hercules	CA	94547	(510) 724-7845	Cherene Sandidge
	Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, STE 201	Oakland	CA	94621-1419	(510) 632-6714	William F. Pickel
	Community Housing Improvement Program, Inc.	1001 Willow St	Chico	CA	95928	(530) 891-6931	David Ferrier
	Housing Authority of the County of Butte	580 Vallombrosa Ave	Chico	CA	95926	(530) 895-4474	Gary E. Sannar
	Northern Valley Catholic Social Service	1020 Market St.	Redding	CA	96001	(530) 241-0552	Martha McCoy
CALAVERAS	ACLC, Inc.	42 N. Sutter St., STE 206	Stockton	CA	95202	(209) 466-6811	Carol J. Ornelas
	Amador-Tuolumne Community Action Agency	935 South State Highway 49	Jackson	CA	95642	(209) 223-1485	Shelly Hance
	Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, STE 201	Oakland	CA	94621-1419	(510) 632-6714	William F. Pickel
	Rural California Housing Corp	2125 19th St, STE 101	Sacramento	CA	95818	(916) 442-4731	Laura Kobler
COLUSA	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Raymond Gee
	Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, STE 201	Oakland	CA	94621-1419	(510) 632-6714	William F. Pickel
	Rural California Housing Corp.	2125 19th St, STE 101	Sacramento	CA	95818	(916) 442-4731	Laura Kobler
CONTRA COSTA	ACLC, Inc	42 N. Sutter St., STE 206	Stockton	CA	95202	(209) 466-6811	Carol J. Ornelas
	Affordable Housing Associates	1250 Addison St., STE G	Berkeley	CA	94702	(510) 649-8500	Ali Kashani or Jonathan /
	BRIDGE Housing Corporation	One Hawthorne, STE 400	San Francisco	CA	94105	(415) 989-1111	Lydia Tan
	C. Sandidge and Associates	143 Scotts Valley	Hercules	CA	510	(510) 724-7845	Cherene Sandidge
	Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, STE 201	Oakland	CA	94621-1419	(510) 632-6714	William F. Pickel
	Community Housing Developers, Inc.	255 N. Market St, STE 290	San Jose	CA	95110	(408) 279-7676	Bonnie Bamburg
	Community Housing Development Corp.	1452 Filbert St, PO Box 1625	Richmond	CA	94802	(510) 412-9290	Donald Gilmore
	Community Housing Opportunities Corporation	1490 Drew Avenue	Davis	CA	95616	(530) 757-4444	Tom Morgan
	East Bay Asian Local Development Corporation	310 Eighth Street, Suite 200	Oakland	CA	94607	(510) 287-5353	Lynette Jung Lee
	Eden Housing, Inc.	409 Jackson St	Hayward	CA	94544	(510) 582-1460	Catherine A. Merschel
	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Raymond Gee
	Foundation for Affordable Housing, Inc.	2847 Story Rd	San Jose	CA	95127	(408) 923-8260	Wallace K. Shepherd
	O.P.E.N. Inc	P.O. BOX 43034	Oakland	CA	94624	(510) 430-8103	Mucie L. Lackey
	Oakland Community Housing, Inc.	405 14th St, STE 400	Oakland	CA	94612	(510) 763-7676	Austin Penny
	Pacific Community Services, Inc.	329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur
	Phoenix Programs Inc.	1875 Willow Pass Rd STE 300	Concord	CA	94520	(925) 825-4700	Carrie Sechler
	Resources for Community Development	2131 University Ave #224	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak
	Richmond Neighborhood Housing Service Inc.	500 South 15th St	Richmond	CA	94804	(510) 237-6459	Carl B. Metoyer

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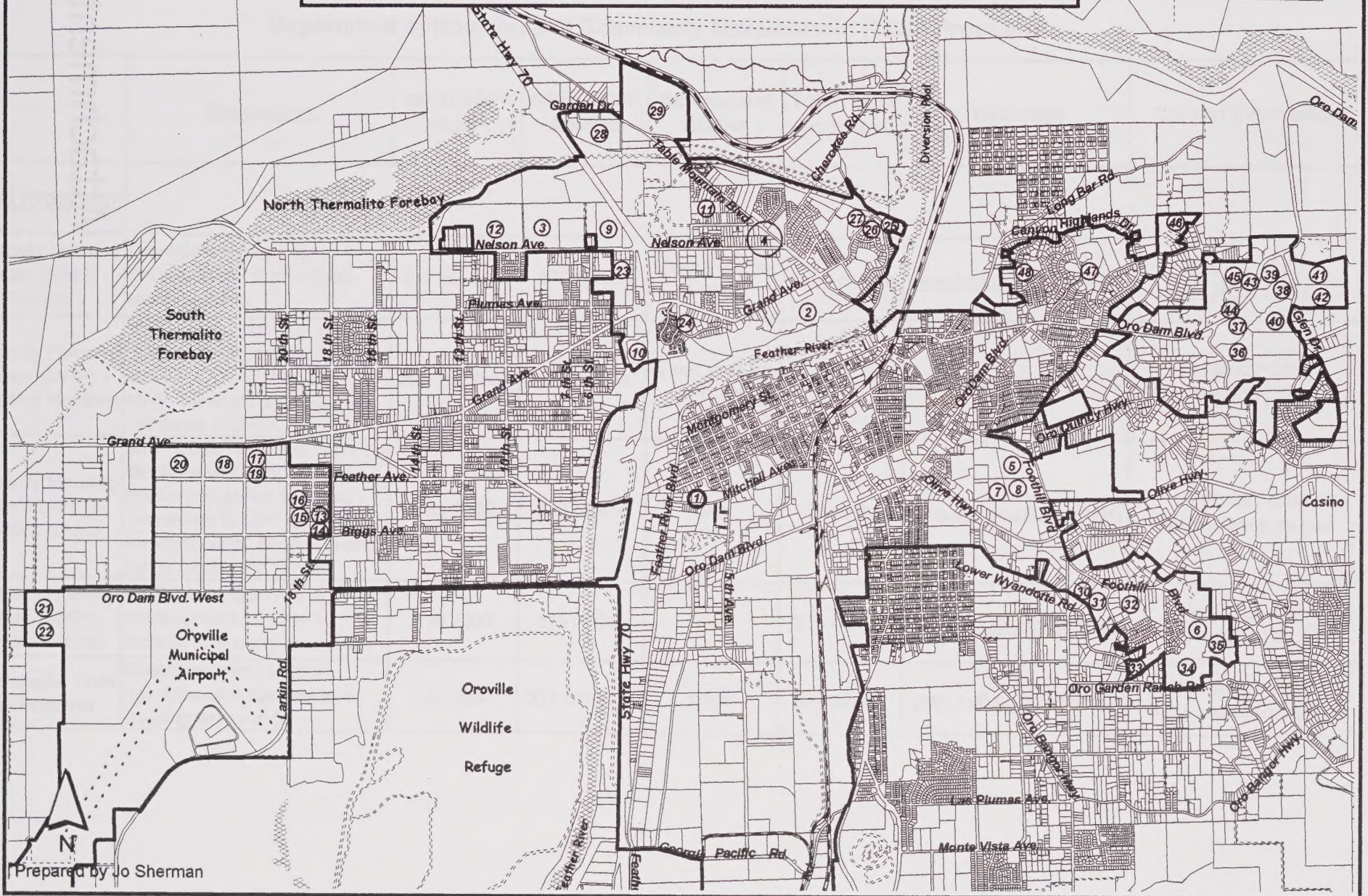
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Attachment 5

Location of Vacant Properties That Are Within the City of Oroville
and Designated for Residential Development
March, 2003



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Attachment 6

Proposition 46 Housing Programs

Department of Housing and Community Development (HCD) Programs

	<u>Description</u>	Initial NOFA Date	Initial NOFA Amount	Subsequent NOFAs	Total Funds Available	Web Page	Contact Information
<u>Rental Programs</u>							
Multifamily Housing Program (MHP) - General	Low-interest loans for development of affordable rental housing.	Jan 16, 2003	\$70 million	2 per year for 5 years	\$779 million	www.hcd.ca.gov/ca/mhp/	(916) 327-2886 agilroy@hcd.ca.gov
Multifamily Housing Program (MHP) - Supportive Housing	MHP funds reserved for development of units for the disabled. Available with MHP General funds (under the same NOFA).	Jan 16, 2003	\$25 million	2 per year for 4 years	\$190 million	www.hcd.ca.gov/ca/mhp/	(916) 327-2886 agilroy@hcd.ca.gov
Multifamily Housing Program (MHP) - Services Space	MHP funds reserved for development of space for health and social services connected to MHP projects. Available with MHP General funds (under the same	July 2003	\$10 million	one	\$20 million	www.hcd.ca.gov/ca/mhp/	(916) 327-2886 agilroy@hcd.ca.gov
Multifamily Housing Program (MHP) - Student Housing	MHP funds reserved for development of units for low-income university students.	Fall 2003	\$15 million	none	\$15 million	www.hcd.ca.gov/ca/mhp/	(916) 327-2886 agilroy@hcd.ca.gov
Local Housing Trust Fund Program	Matching grants to local agencies who operate local housing trust funds.	July 2003	\$23.8 million	none	\$24 million	www.hcd.ca.gov/ca/lhtf/	(916) 327-2867 rschmunk@hcd.ca.gov

Preservation Interim Repositioning Program	Short term loan to one organization for preservation of "at-risk" subsidized developments.	Mar 5, 2003	\$4.8 million	none	\$4.8 million	www.hcd.ca.gov/ca/pirp/	(916) 327-2867 rschmunk@hcd.ca.gov
Accessibility Grants for Renters	Grants by HCD to local agencies to fund accessibility improvements for disabled renters.	July 2003	\$5 million	none	\$5 million	none yet; information will be available at www.hcd.ca.gov/ca/	(916) 445-3086 psolomon@hcd.ca.gov

Homeownership Programs

CalHome	Grants and loans by HCD to local public agencies and nonprofits to fund local homeownership programs	June 2003	\$25 million	1 per year for 4 years	\$108 million	www.hcd.ca.gov/ca/calhome	(916)327-2855 kwhitaker@hcd.ca.gov
Building Equity and Growth in Neighborhoods (BEGIN)	Grants by HCD to local public agencies that adopt measures to encourage affordable housing. Grant funds must be used for downpayment assistance for low and	July 2003	\$24 million	1 per year for 2 years	\$72 million	none yet, information will be available at www.hcd.ca.gov/ca/	(916) 327-2855 kwhitaker@hcd.ca.gov
CalHome: Self-Help Housing set aside	Grants to organizations to assist low and moderate income households who build their own homes.	Feb 7, 2003	\$2 million	1 per year for 2 years	\$9.5 million	www.hcd.ca.gov/ca/cshhp/	(916) 445-9581 dfrankli@hcd.ca.gov

Farmworker Housing

Joe Serna Jr. Farmworker Housing Grant Program (JSJFWHG) -	Grants and loans for development of rental and ownership housing for farmworkers.	Jan 24, 2003	\$30 million	1 per year for 5 years	\$135 million	www.hcd.ca.gov/ca/fwhg/	(916) 324-0695 cgaines@hcd.ca.gov
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Joe Serna Jr. Farmworker Housing Grant Program (JSJFWHG) - Migrant Housing	JSJFWHG funds reserved for development of housing for migrant farmworkers.	Feb 7, 2003	\$25 million	none	\$25 million	www.hcd.ca.gov/ca/fwhg/	(916) 324-0695 cgaines@hcd.ca.gov
Joe Serna Jr. Farmworker Housing Grant Program (JSJFWHG) Housing w/ Health	JSJFWHG funds reserved for housing with health services for farmworkers.	July 2003	\$20 million	none	\$20 million	www.hcd.ca.gov/ca/fwhg/	(916) 324-0695 cgaines@hcd.ca.gov

Other Programs

Emergency Housing Assistance Program (EHAP)	Grants for development of emergency shelters (no operating subsidy).	Jan 16, 2003	\$31 million	1 per year for 5 years	\$186 million	www.hcd.ca.gov/ca/ehap/ehap-capdev.html	(916) 445-0845 pdyer@hcd.ca.gov
Jobs Housing Balance Incentive Grant Program	Grants to local governments that approve increased housing production.	Jan 24, 2003	\$25 million	none	\$99 million	www.hcd.ca.gov/ca/jhbig/	(916) 323-3175 lnichols@hcd.ca.gov
Workforce Housing Reward Program	Grants to local governments that approve affordable housing projects.	January 2004	\$25 million	1 per year for 2-3 years	Part of \$99 million JHBIG		(916) 323-3175 lnichols@hcd.ca.gov
Code Enforcement Incentive Program	Grants for capital expenditures for local code enforcement departments.	Feb 14, 2003	\$4.75 million	none	\$4.75 million	www.hcd.ca.gov/codes/	(916) 327-2659 tgrossi@hcd.ca.gov

California Housing Finance Agency (CalHFA) Programs

	Description	Bulletin Release	Funding Available	First Reservation	Total Available Funds	Web Page	Contact Information
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California Homebuyer's Downpayment Assistance Program (CHDAP)	Deferred payment down payment assistance loans for first-time moderate income homebuyers.	Jan 29, 2003	\$50 million	Late January 2003	\$111.6 million	www.calhfa.ca.gov	(916)322-1353 kogg@calhfa.ca.gov
Homeownership in Revitalized Areas Program (HIRAP)	Downpayment assistance targeted to first-time low income homebuyers purchasing in revitalization	Feb 26, 2003		March 2003	\$11.9 million	www.calhfa.ca.gov	(916)322-1353 kogg@calhfa.ca.gov
School Facility Fee Downpayment Assistance Program	Downpayment assistance grants for homebuyers of newly constructed homes	Feb 26, 2003		February 2003	\$47.5 million	www.calhfa.ca.gov	(916) 322-1383 dclark@calhfa.ca.gov
Mortgage Insurance	Insurance for home mortgages.	pending			\$80.75 million	www.calhfa.ca.gov	
Extra Credit Teacher's Home Purchase Assistance (Extra Credit Teacher Program)	Provides up to 100% financing to eligible teachers, administrators and staff members working in low performing schools	Call for more information		currently taking reservations	\$23.75 million	www.calhfa.ca.gov	(916) 322-1383 dclark@calhfa.ca.gov
Preservation Opportunity Program	Supplemental financing for "at-risk" subsidized rental developments receiving bond financing from CalHFA.	Term Sheet ready March 2003		March 2003	\$42.75 million	www.calhfa.ca.gov	(916) 327-3022 lwarren@calhfa.ca.gov

PROJECTED FUNDING AND PROGRAMS

FIVE YEAR PROJECTION OF RDA HOUSING
SET-ASIDE FUND BALANCE

2003-04 Projected	2004-05 Projected	2005-06 Projected	2006-07 Projected	2007-08 Projected
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Fund #: 199
Fund Name: RDA Housing Set-Aside

Beginning Fund Balance	\$681,689	\$443,711	\$198,472	\$267,314	\$338,831
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Revenues & Resources

Tax Revenues	\$901,502	\$928,547	\$947,118	\$966,060	\$985,382
Other Tax Revenues	\$30,497	\$31,412	\$32,040	\$32,681	\$33,335
Interest	\$78,000	\$78,000	\$3,970	\$5,347	\$6,776
Loan Payments	\$0	\$0	\$0	\$0	\$0
Other	\$17,000	\$17,000	\$17,340	\$17,687	\$18,040
Total Revenues & Resources	\$1,026,999	\$1,054,959	\$1,000,468	\$1,021,775	\$1,043,533

Expenditures

Salaries-Benefits	\$12,804	\$13,358	\$13,626	\$13,898	\$14,176
Services-Supplies	\$970,000	\$900,000	\$918,000	\$936,360	\$955,087
Contract Services-Fee Study	\$0	\$0	\$0	\$0	\$0
Capital Outlay-Equipment-Veh	\$0	\$0	\$0	\$0	\$0
Capital Outlay-Buildings-Land	\$0	\$0	\$0	\$0	\$0
Capital Outlay-Playground Equip.	\$0	\$0	\$0	\$0	\$0
Transfers-Out-Matches	\$0	\$0	\$0	\$0	\$0
Transfers-Out-Admin.	\$282,173	\$386,840	\$0	\$0	\$0
Blight Program (9101)	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$1,264,977	\$1,300,198	\$931,626	\$950,258	\$969,263

Ending Fund Balance	\$443,711	\$198,472	\$267,314	\$338,831	\$413,101
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City of Oroville

The following table reflects housing activities assisted with Redevelopment Agency Housing Set-Aside funds from 1999 - 2003.

Programs	1999 - 2003	Beneficiaries
Acquisition of Property/Building Sites for In-Fill Construction Program beneficial to FTHB	\$ 684,152	Low Income FTHBs
First Time Home Buyer (FTHB) RDA funds used as match and leverage with HOME Investment Partnership Funds—excluding moderate income family beneficiaries	\$1,093,035	92 low income families 6 very low income families 6 moderate income families
Owner Occupied Housing Rehabilitation RDA funds used as match and leverage with Community Development Block Grant funds—excluding moderate income family beneficiaries	\$1,136,036	27 low income families 15 very low income families 2 moderate income families
Infrastructure	\$ 252,036	In-Fill curb, gutter, sidewalk in low income areas and as part of FTHB and Rehabilitation activities beneficial to low income families

City of Oroville

The following table reflects housing activities proposed for the 2004 - 2009 Third Oroville Redevelopment Agency Five Year Implementation Plan.

Programs	2004 - 2009	Beneficiaries
Acquisition of Property/Building Sites for In-Fill Construction Program beneficial to FTHB	\$ 250,000	Low Income FTHBs
First Time Home Buyer (FTHB) RDA funds used as match and leverage with HOME Investment Partnership Funds—excluding moderate income family beneficiaries	\$ 500,000	20 low income families 5 very low income families 2 moderate income families
Owner Occupied Housing Rehabilitation RDA funds used as match and leverage with Community Development Block Grant funds—excluding moderate income family beneficiaries	\$1,000,000	45 low income families 5 very low income families 5 moderate income families
Acquisition/Rehabilitation of At-Risk 72 unit apartment complex	\$ 417,000	71 very low income households
Infrastructure	\$ 175,000	In-Fill curb, gutter, sidewalk in low income areas and as part of FTHB and Rehabilitation activities beneficial to low income families

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